

BOROUGH OF TOTOWA P L A N N I N G B O A R D

PASSAIC COUNTY
NEW JERSEY



MINUTES – NOVEMBER 12, 2015

Chairman Hennion called the Planning Board meeting of Thursday, November 12, 2015 to order at 8:00 p.m. in the Municipal Building of the Borough of Totowa.

PRESENT:

Commissioner Campilango	Commissioner Niland	Councilman D'Angelo	Commissioner Murphy
Chairman Hennion	Mike Cristaldi, PE	John Miller, ESQ	

The clerk read the statement of the meeting as follows: The meeting of the Planning Board to be held on the 12th day of November 2015 is in accordance with the Schedule of Annual Notice, which is posted, and in accordance with Chapter 231 P.L. 1975 of the State of New Jersey. The agenda for this meeting has been prepared and distributed to the members of the Planning Board and a copy has been on file in the Construction Official's Office.

ITEM #1

Five Star Caterers	Block 171 - Lot 14.04	Minor Site Plan
383 Minnisink Road		

Mr. Michael Puppelo, Attorney and Kenneth Yager, applicant appeared requesting approval for the occupancy of approximately 5,600 sq. ft. of space to operate a catering business. The 2,500 sq ft. kitchen will be modified to prepare and cook kosher food for their catering events, which are held off premises.

Chairman Hennion read a letter of intent into the record. The anticipated hours of operation would be Monday thru Friday from 8:00am till 8:00pm with the possibility of Sunday as needed. There are 30 onsite parking spaces, all allocated for this operation. There will be 15 to 20 employees.

Mr. Yager testified as to the nature of the business, providing kosher catering services to individuals, catering halls and hotels for events. He will be installing 2 freezers adjacent to the loading area. The applicant plans on constructing a 1,250 gallon grease trap. There will be a name change only to the existing signs and a decal will be added to the front door. Mr. Yager further testified that there would be no outside storage of equipment or materials except for storage for small propane tanks utilized at various catering sites. The company owned mini van and one regular sized van that are used to transport food to the events may also be parked overnight.

A motion was offered by Commissioner Murphy and seconded by Commissioner Niland to approve the minor site plan as presented. This approval is subject to and contingent upon the following conditions and will be memorialized in a Resolution at a future date:

1. The construction of internal partitions, exits, entrances and fire safety devices are subject to and require the approval of the fire sub-code official, the fire inspector and the building inspector.
2. The applicant will supply the Chief of Police with an emergency contact list and will also obtain the approval of the Police Chief in regards to all alarms and security devices.
3. The anticipated hours of operation would be Monday thru Friday from 8:00am till 8:00pm with the possibility of Sunday as needed. There will be 15 to 20 employees.

4. There will be no outside storage except for storage for small propane tanks utilized at various catering sites. The company mini van & one regular sized van that are used to transport food to the events may also be parked overnight
5. Signs will be a text change only and will conform to the Boro Sign Ordinance.
Five agreed on a roll call vote.....5-0

A motion was offered by Commissioner Murphy and seconded by Commissioner Niland to excuse Commissioner Campilango from the remainder of the meeting.
All In Favor.....4-0

RESOLUTIONS:

A motion was offered by Commissioner Murphy and seconded by Commissioner Niland to approve the resolution for Johnnyland, LLC – Blk. 179 – Lot 2.02 as presented.
Three agreed on a roll call vote.....3-0

A motion was offered by Commissioner Murphy and seconded by Commissioner Niland to approve the resolution for PT Auto – Blk. 143.01 – Lot 4 as presented.
Four agreed on a roll call vote.....4-0

A motion was offered by Commissioner Murphy and seconded by Commissioner Niland to approve the resolution for Limo Zone– Blk. 174 – Lot 12 as presented.
Four agreed on a roll call vote.....4-0

A motion was offered by Commissioner Murphy and seconded by Commissioner Niland to approve the Planning Board Minutes of October 8, 2015 as presented.
Four agreed on a roll call vote.....4-0

A motion was offered by Commissioner Murphy and seconded by Commissioner Niland to approve the Planning Board Minutes of October 22, 2015 as presented.
Four agreed on a roll call vote.....4-0

VOUCHERS:

A motion was offered by Commissioner Murphy and seconded by Commissioner Niland to approve a voucher for Alamo Engineering Professional services as listed below:

Invoice 086498 Meeting Attendance (9/23/15) in the amount of \$190.00
Four agreed to a roll call vote... 4-0

A motion was offered by Commissioner Murphy and seconded by Commissioner Niland to approve a series of vouchers for Weiner Lesniak Professional services as listed below:

Invoice 186793 TOT-100 General File in the amount of \$655.50
Invoice 186796 TOT-858E Johnnyland, LLC in the amount of \$418.00
Invoice 186797 TOT-860E PT Auto in the amount of \$190.00
Invoice 186798 TOT-861E Limo Zone in the amount of \$190.00
Four agreed to a roll call vote... 4-0

There being no other business, a motion was offered by Commissioner Murphy and seconded by Commissioner Niland to adjourn the meeting.

All in favor.....4-0

Respectfully submitted,

Pete Campilango, Secretary