

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

PASSAIC COUNTY
NEW JERSEY



MINUTES – MARCH 26, 2015

Secretary Campilango called the Planning Board meeting of Thursday, March 26, 2015 to order at 8:05 p.m. in the Municipal Building of the Borough of Totowa.

PRESENT:

Commissioner Campilango
Commissioner Pohlman
Richard Briigliadoro, ESQ

Commissioner Festa
Mayor Coiro

Councilman D'Angelo
Mike Cristaldi, PE

The clerk read the statement of the meeting as follows: The meeting of the Planning Board to be held on the 26th day of March 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

Little Dreamers Learning
142 Totowa Road

Block 16 - Lot 810
(unit 3)

Minor Site Plan
Certificate of Use

Peter Koulikourdis, the applicant's attorney, and Lysette Casale appeared requesting approval for occupancy of approximately 2,200 sq. ft. of space to operate a child care services and preschool for children from 0-13 years of age, with a maximum capacity of 45 students. The facility was issued a childcare center license by the State of New Jersey Department of Children and Families in 2007 and most recently renewed in 2013.

Acting Chairman Campilango read a letter of intent into the record. The hours of operation are Monday thru Friday from 7:00am to 6:00pm.

Ms. Casale testified that the center was originally opened in 2004 by Heather Mancini and was sold to its new principal in 2007. The center was never issued a Certificate of Occupancy reflecting the change in ownership. As a result, the Applicant seeks minor site plan approval and certificate of occupancy in accordance with the ordinances of the Borough of Totowa. Ms. Casale further represented that parking for the facility is in common with other tenants in the shopping center. In regard to signage, there is existing signage on the building, which is not being altered or amended in any fashion.

A motion was offered by Commissioner Festa and seconded by Commissioner Pohlman 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. There will be no outside storage of materials.
4. The anticipated hours of operation would be Monday through Friday from 7:00am to 6:00pm.
5. All previously approved conditions for this operation will remain in effect

Five agreed to a roll call vote... 5-0

ITEM #2

Exotic Hair
179 Union Blvd

Block 40 - Lot 20

Minor Site Plan
Certificate of Use

Ms. Catherine Pujols appeared requesting approval for occupancy of approximately 450 sq. ft. of space to operate a beauty salon that specializes in hair extensions.

Acting Chairman Campilango read a letter of intent into the record. The anticipated hours of operation would be Tuesday through Saturday from 9:00am – 8:00pm..

Ms. Pujols testified that the beauty salon will have two stations, with Ms. Pujols and one assistant providing services to members of the public. Ms. Pujols also testified that her business is limited to the installation of hair extensions. Ms. Pujols indicated that there are two existing signs on the premises. She is retaining the signs, but changing the text to reflect the name of the new ownership. She also indicated that there is an awning over the entrance door and she was informed by the Board that the awning over the door may only contain the address of the building

A motion was offered by Commissioner Festa and seconded by Commissioner Pohlman 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. There will be no outside storage of materials.
4. The anticipated hours of operation would be Monday through Friday from 7:00am to 6:00pm.

Five agreed to a roll call vote... 5-0

ITEM #3

BP
289 Union Blvd.

Block 45 – Lot 1

Amended Site Plan
Install LED Sign

Mr. Steven Veltri, attorney for the applicant appeared requesting an amended site plan to modify the existing freestanding BP sign by installing LED price changers in place of the existing manual price changers in the face of the sign. Waiver relief is required in connection with this application because LED signage is not permitted in the B-2 Zone.

Mr. Ken Gioffre testified that he is only changing one sign on the site, which is the freestanding sign. He represented that the gas pricing will be green in color while the diesel pricing will be amber in color. The sign area is 36 square feet per side for a total of 72 square feet of sign area. Mr. Gioffre further testified that the sign is not a blinking sign and the signage will only be illuminated when the service station is open.

In addition, the proposed LED price changer sign has been installed at most BP service stations in the area, including the BP station located at 845 Riverview Drive, Totowa, New Jersey.

A motion was offered by Commissioner Festa and seconded by Commissioner Pohlman to open the public portion of the meeting.

Five agreed to a roll call vote... 5-0

No Public To Be Heard

A motion was offered by Commissioner Festa and seconded by Commissioner Pohlman to close the public portion of the meeting.

Five agreed to a roll call vote... 5-0

A motion was offered by Commissioner Festa and seconded by Commissioner Pohlman to approve the amended site plan and sign waiver 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 LED price changers will only be illuminated during the hours the service station is open to the public and that when the service station is closed to the public, the LED price changers shall not be illuminated.
2. The LED price changers will be static and not blinking in nature.
3. All previously approved conditions will remain in full force and effect.

Five agreed to a roll call vote... 5-0

A motion was offered by Commissioner Campilango and seconded by Councilman D'Angelo to approve the Minutes of March 12, 2015 as prepared.

Three agreed on a roll call vote.....3-0
Commissioners Festa & Pohlman abstained

RESOLUTIONS:

A motion was offered by Commissioner Campilango and seconded by Councilman D'Angelo to approve the resolution for Sette – Blk. 139 – Lot 8 as presented.

Three agreed on a roll call vote.....3-0

A motion was offered by Commissioner Campilango and seconded by Councilman D'Angelo to approve the resolution for All Day Cafe.-Blk 113-Lot 7 as presented.

Three agreed on a roll call vote.....3-0

A motion was offered by Commissioner Campilango and seconded by Councilman D'Angelo to approve the resolution for Yaskin Tekin – Blk. 69 – Lots 2.02 & 2.03 as presented.

Three agreed on a roll call vote.....3-0

A motion was offered by Commissioner Campilango and seconded by Councilman D'Angelo to approve the resolution for PRNY-Blk.174-Lot 12 as presented.

Three agreed on a roll call vote.....3-0

VOUCHERS:

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

Invoice 082112 Meeting Attendance (thru 1/14/15) in the amount of \$190.00

Invoice 082114 701 Union Blvd, Blk 173-Lot 17 in the amount of \$123.75

Five agreed to a roll call vote... 5-0

VOUCHERS con't:

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to approve a voucher for Weiner Lesinak Professional services as listed below:

Invoice 180041 TOT-10L General in the amount of \$933.32

Invoice 180042 TOT-729L Charles Bressman in the amount of \$466.38

Five agreed to a roll call vote... 5-0

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

All in favor.....5-0

Respectfully submitted,

Pete Campilango, Secretary

Patricia Paulson
Planning Board Clerk

Date Approved