

BOROUGH OF TOTOWA PLANNING BOARD

PASSAIC COUNTY
NEW JERSEY



MINUTES – OCTOBER 13, 2022

Chairman Hennion called the Planning Board meeting of Thursday, October 13, 2022, to order at 7:30 p.m. for the Borough of Totowa.

PRESENT:

Chairman Hennion	Commissioner Sabatino	Commissioner Campilango	Commissioner Festa
Commissioner Zarek	Councilman D'Angelo	Vice Chairman Coiro	Commissioner Hanrahan
Commissioner Niland	Mayor Coiro	Richard Brigliadoro, ESQ	Mike Cristaldi, PE

The clerk read the statement of the meeting as follows: The meeting of the Planning Board to be held on the 13th day of October 2022 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, posted on the Borough's website and a copy has been on file in the Construction Official's Office. The Planning Board Agenda has also been posted on the entrance doors to the Municipal Building including the entranceway for handicapped individuals.

ITEM #1

LRF2 NJ Maltese Drive LLC 70 Maltese Drive	Block 170.03 – Lot 5	Amended Site Plan Approval Height of existing structure
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Planning Board Attorney indicated that he received a letter from the applicant's attorney requesting that this matter be carried to the Planning Board Meeting of October 27, 2022.

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to carry this matter to the Planning Board Meeting of October 27, 2022, without further notice to the public

Nine agreed to a roll call vote... 9-0

ITEM #2

The New Fun Services 140 Furler Street Occupancy	Block 175 – Lot 2.01 Units B, C, D	Minor Site Plan Approval Certificate of
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Mr. Anthony Lombardi appeared requesting approval for the occupancy of approximately 11,356 sq. ft. of space for a business that is primarily that of a warehouse type use involving the storage of inflatable rides, games and equipment associated with the Applicant's business.

Mr. Lombardi testified that there will be approximately four trucks on site for his business. He indicated that during the months of June and December when there is an increase in business, he typically will rent additional trucks. Mr. Lombardi also stated that over the course of a 12 month period, he typically has deliveries from approximately six or seven 40 foot trucks.

r. Lombardi represented that the anticipated hours of operation are Monday through Friday from 8:00 a.m. to 5:00 p.m. However, the hours of warehouse personnel may vary. There are ten full-time employees. Further, the Applicant has been assigned 20 onsite parking spaces which Mr. Lombardi indicates is more than sufficient for the needs of his business. Regarding signage, Mr. Lombardi indicated that he would change the text on the existing sign to reflect the name of his business.

Mr. Lombardi also indicated that he will only be making cosmetic changes to the interior of the building including some painting and installing indoor racks for the storage of merchandise.

A motion was offered by Commissioner Sabatino and seconded by Commissioner Festa to approve the site plan for occupancy 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 pertaining to all alarms and security devices.
3. There will be no outside storage of equipment or materials on the premises.
4. The Applicant will replace text on the existing sign to reflect the name of the new business. Any signage to be installed in the window shall not exceed 20% of the glass window area.

Nine agreed to a roll call vote... 9-0

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to approve the Planning Board Minutes of September 8, 2022, as presented.

Nine agreed to a roll call vote... 9-0

Mayor Coiro abstained

RESOLUTION:

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to approve the resolution for Totowa Hot Dogs, Block 106 – Lot 6 as prepared.

Seven agreed to a roll call vote... 7-0

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

All in favor.....9-0

Respectfully submitted,

Pete Campilango, Secretary

Patricia Paulson
Board Clerk

Date Approved