

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

PASSAIC COUNTY  
NEW JERSEY



MINUTES – AUGUST 11, 2022

Chairman Hennion called the Planning Board meeting of Thursday, August 11, 2022, to order at 7:30 p.m. for the Borough of Totowa.

**PRESENT:**

Commissioner Murphy	Commissioner Sabatino	Commissioner Campilango	Commissioner Festa
Mayor Coiro	Chairman Hennion	Vice Chairman Coiro	Richard Briigliodoro, 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 11th day of August 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***

Hello Fresh 8 Vreeland Ave	Block 158 – Lot 4 <i>(carried to 8/11)</i>	Amended Preliminary & Final Site Plan with waiver/exceptions
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Planning Board Attorney, Rich Briigliodoro indicated that he was in contact with the Attorney for the applicant. Mr. Briigliodoro also indicated that the applicant still wasn't ready to appear. Mr. Briigliodoro discussed removing them from the agenda until such time they are prepared to be heard. Mr. Briigliodoro also indicated that the applicant must provide legal notice to the public.

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to remove this matter from the Planning Board Agenda. The applicant must notice to the public when they are ready to appear before the Planning Board.

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

***ITEM #2***

Louise Meadows 45 Norwood Terrace	Block 122 – Lot 13 <i>(withdraw appeal)</i>	Appeal of decision – denial of permits Improvements in a Flood Hazare area
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Planning Board Attorney, Rich Briigliodoro indicated that he has been in communication with the Attorney for the applicant and the Building Code Official. The applicant has withdrawn the appeal. No further actions is required.

**ITEM #3**

Cibo Vita, Inc.  
12 Vreeland Ave

Block 158 – Lot 3

Amended Site Plan  
Parking Area/Truck Movement

Mr. Anthony Fiorello, attorney for the applicant appeared requesting that this matter be carried to the Planning Board Meeting of September 8, 2022, without further notice. The applicant is out of the country and is unable to address correspondence received regarding this matter.

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

**ITEM #4**

Totowa GYRO King & Tandoori  
79 Union Blvd.

Block 11 – Lot 6.01

Minor Site Plan Approval  
Certificate of Occupancy

Mr. Safwan Kalam appeared requesting approval for the occupancy of approximately 1,250 sq. ft. of space for a dine-in full-service fast-food restaurant. Mr. Kalam also represented that they also own another business in Haledon.

Mr. Kalam testified as to the nature of the business providing an overview of the operation. Mr. Kalam represented that the anticipated hours of operation are Sunday through Saturday (7 days per week) 10:00 a.m. to 12:00 a.m. There will be 4 employees at the restaurant.

Regarding signage, the applicant will replace the sign of the prior tenant with a new sign identifying the business. The sign will be no larger than the previous sign and located in the same sign box. It was also indicated that the applicant has access to ten parking spaces in the parking lot.

A motion was offered by Commissioner Campilango 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 be installing a sign in the sign box attached to the front façade of the building. Any signage to be installed in the window shall not exceed 20% of the glass window area. The signage shall be installed in accordance with the plans submitted and approved by the Planning Board.
5. All terms and conditions set forth in the Planning Board's prior Resolutions shall remain in full force and effect except as satisfied or amended and not in conflict with this approval.

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

**ITEM #5**

Professional Physical Therapy  
195 Route 46 West

Block 174 – Lot 12  
(Store 1)

Minor Site Plan Approval  
Certificate of Occupancy

Michael J. Piromalli, Esq., Steven Martinez, AIA, a Registered Architect in the State of New Jersey, and Nick Licameli appeared requesting approval for occupancy of approximately 2,457 sq. ft. of space to operate an outpatient physical therapy office. Mr. Licameli testified that Professional Physical Therapy operates numerous offices throughout New Jersey and the east coast. He represented that he is the Clinical Director at the Nutley, New Jersey office, and will run the Totowa office.

Mr. Licameli provided an overview of the tenant's space. He stated there is a reception area, office space, a pantry/break area and then there are rooms for treatment modalities. Mr. Licameli also testified that typically there will be three employees on-site. Mr. Licameli identified the on-site personnel as one clinician, one aide and one administrative person. Mr. Licameli stated that the anticipated hours of operation are 7:00 a.m. to 8:00 p.m. Monday through Friday and 8:00 a.m. to 2:00 p.m. on Saturday. Mr. Licameli further testified that approximately 99% of the time patients are seen by appointment. Mr. Licameli also testified that typically there is one physical therapist at one time. However, there may be an overlap such as if a second physical therapist arrives at work in the afternoon. Mr. Licameli also testified that no biomedical waste will be generated on this site.

Mr. Martinez was qualified as an expert witness in the field of architecture. Mr. Martinez identified the space to be occupied by the Applicant as being the space formerly occupied by Jennifer Convertible. He next reviewed with the Board the floor plan. Mr. Martinez testified regarding signage. Mr. Martinez testified that the Applicant would install a sign in the sign box provided above the front entrance to the tenant space. In addition, the Applicant will place signage in the space provided in the existing freestanding signs located on the property with one freestanding sign oriented towards Route 46 and the second freestanding sign being oriented towards Furler Street. It was represented to the Board that parking is shared in common with other tenants of this shopping center.

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to approve the site plan for occupancy and design waiver for signage 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. The Applicant will install a sign in the sign box attached above the front entrance to the office suite as represented on the record and in accordance with the sign plan submitted to the Planning Board. The Applicant is also permitted to install signage in the space provided in the existing freestanding pylon signs on the premises with one sign being oriented towards Route 46 and the other freestanding sign being oriented towards Furler Street.
4. There will be no outside storage of equipment or materials on the premises.
5. The Applicant will not generate any biomedical waste nor any hazardous waste in connection with the use and occupancy of the premises

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Sabatino to approve the Planning Board Minutes of July 14, 2022, as presented.

Four agreed to a roll call vote... 4-0

Commissioners Murphy, Festa & Vice Chairman Coiro abstained

### **RESOLUTIONS:**

A motion was offered by Commissioner Campilango and seconded by Commissioner Sabatino to approve the resolution for Johnson Fire Controls Protection, Block 166.03 – Lot 8 as prepared.

Four agreed to a roll call vote... 4-0

A motion was offered by Commissioner Campilango and seconded by Commissioner Sabatino to approve the resolution for Prestige Pain Centers, Block 145 – Lot 12 as prepared.

Four agreed to a roll call vote... 4-0

A motion was offered by Commissioner Campilango and seconded by Commissioner Niland to approve the resolution for Halloween City, Block 170 – Lot 3 as prepared.

Four agreed to a roll call vote... 4-0

A motion was offered by Commissioner Campilango and seconded by Commissioner Sabatino to approve the resolution for Totowa Med. Urban Renewal, LLC, Block 154 – Lot 19.07 as prepared.

Four agreed to a roll call vote... 4-0

A motion was offered by Commissioner Campilango and seconded by Commissioner Sabatino to approve the resolution for Minnisink Road Urban Renewal, LLC, Block 154 – Lot 19.07 as prepared.

Four agreed to a roll call vote... 4-0

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

All in favor.....7-0

Respectfully submitted,

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Pete Campilango, Secretary

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Patricia Paulson  
Board Clerk

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Date Approved