

BOROUGH OF TOTOWA
P L A N N I N G B O A R D
PASSAIC COUNTY
NEW JERSEY



MINUTES – FEBRUARY 23, 2023

Vice Chairman Coiro called the Planning Board meeting of Thursday, February 23, 2023, to order at 7:30 p.m. for the Borough of Totowa.

PRESENT:

Councilman D’Angelo	Commissioner Festa	Mayor Coiro	Commissioner Campilango
Commissioner Sabatino	Commissioner Murphy	Commissioner Niland	Commissioner Hanrahan
Vice Chairman Coiro	Commissioner Zarek	Mike Cristaldi, PE	Richard Briigliodoro, ESQ

The clerk read the statement of the meeting as follows: The meeting of the Planning Board to be held on the 23rd day of February 2023 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

Infinity Barber Studio 79 Union Blvd.	Block 11 – Lot 6.01	Site Plan Approval Certificate of Occupancy
--	---------------------	--

Ms. Carmen Pantaleon appeared requesting approval for occupancy of approximately 1,250 sq. ft. of space to operate a full service gentleman’s barber shop. She represented that the services rendered will include, but shall not be limited to, providing haircuts, shaves, hair removal and semi-facial massages.

Vice Chairman Coiro read a letter of intent into the record. The anticipated hours of operation are expected to be Monday through Friday from 9:00 a.m. to 7:00 p.m., Saturday from 9:00a.m. to 5:00p.m. and closed on Sunday. .

Ms. Pantaleon testified that her husband will be the only barber on-site when the barber shop initially opens for business. With respect to signage, the Applicant will replace the existing sign on the building with a black and white sign in the space provided. In addition, the Applicant will place a sign in the space provided on the pre-existing pylon sign.

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.

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

ITEM #2

Fly Kicks
179 Union Blvd.

Block 40 – Lot 20

Site Plan Approval
Certificate of Occupancy

Ms. Elizabeth Osorio appeared requesting the occupancy of approximately 1,400 sq. ft. of space to operate a business that will sell sneakers and related apparel to the public.

Vice Chairman Coiro read a letter of intent into the record. The anticipated hours of operation would be Monday through Friday from 9:00 a.m. to 9:00 p.m. and Saturday from 10:00 a.m. to 7:00 p.m. The landlord has allocated two parking spaces for the employees of this business.

Ms. Osorio indicated that in addition to herself, there will be one additional employee. The Applicant testified with regard to signage, the Board indicated that the Applicant can install one (1) sign 36 inches by 72 inches in the front of the building. Ms. Osorio represented that the sign will be burgundy and black in color. The Board also explained to Ms. Osorio that any signage in the window is limited to 20% coverage of the windows. The Board also informed the Applicant that no sign is permitted on the Carroll Place side of the building.

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 being permitted to install a sign in the front of the building which sign shall not exceed 36 inches by 72 inches and shall be burgundy and black in color. Any signage to be installed in the glass window shall not exceed 20% of the window area. No sign is permitted to be installed on the Carroll Place side of the building.

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

MINUTES:

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to approve the Planning Board Minutes of February 9, 2023, as presented.

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

RESOLUTIONS:

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to approve the resolution for Exclusive Glam, LLC, Block 174 – Lot 4.01 as prepared.

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to approve the resolution for Totowa Nails, LLC, Block 139 – Lot 8 as prepared.

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to approve the resolution for MCI Fuler, LLC, Block 175 – Lot 4.01 as prepared.

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

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