

BOROUGH OF TOTOWA PLANNING BOARD

PASSAIC COUNTY
NEW JERSEY



MINUTES – JULY 13, 2023

Chairman Hennion called the Planning Board meeting of Thursday, July 13, 2023, to order at 7:30 p.m. for the Borough of Totowa.

PRESENT:

Councilman D'Angelo	Commissioner Zarek	Chairman Hennion	Commissioner Campilango
Commissioner Festa	Commissioner Niland	Vice Chairman Coiro	Commissioner Murphy
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 July 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

Moss Acres	Block 10 – Lot 3	Site Plan Approval
785 Totowa Road	(carried from 6-22-23)	Certificate of Occupancy

The applicant notified Planning Board Attorney requesting this matter be carried to the September 14th Planning Board meeting on or about 7:30pm.

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to carry this matter to the September 14th Planning Board meeting on or about 7:30pm.

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

ITEM #2

Vespi	Block 94 – Lot 1	Site Plan Approval
361 Union Blvd.		Variances for signage and site improvements for parking lot
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The applicant notified Planning Board Attorney requesting this matter be carried to the August 10th Planning Board meeting on or about 7:30pm.

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to carry this matter to the August 10th Planning Board meeting on or about 7:30pm.

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

ITEM #3

The Pup Hut
535 Union Blvd.

Block 147 – Lot 1

Site Plan Approval
Certificate of Occupancy

Carolyn Dlugos appeared requesting approval for occupancy of approximately 700 sq. ft. of space to operate an all-inclusive dog grooming salon. She testified that the types of services that she renders includes but is not limited to, nail trimming, nail grinding, teeth brushing, ear cleaning and related services.

Ms. Dlugos testified that the hours of operation are Thursday through Monday from 8:00 a.m. to 5:00 p.m. The business will operate by appointment only. Ms. Dlugos also testified in regard to interior improvements. She represented that the Applicant will replace the existing carpet with waterproof flooring. She further testified that she will install a tub in order to wash the pets.

Ms. Dlugos testified that there is an existing freestanding sign on the premises and the Applicant will place signage in the space provided on the existing freestanding 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 requires 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 comply with requirements of the sign ordinance as to color and other regulations of the Borough of Totowa. Sign approval is hereby granted to permit the Applicant to install a sign in the existing freestanding pylon sign.

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 June 22, 2023, as presented.

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

Commissioners Niland & Murphy abstained.

RESOLUTIONS:

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to approve the resolution for Convergent Technologies, Block 158 – Lot 3.01 as prepared.

Six agreed to a roll call vote... 6-0

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