

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

PASSAIC COUNTY
NEW JERSEY



MINUTES – APRIL 13, 2023

Commissioner Festa called the Planning Board meeting of Thursday, April 13, 2023, to order at 7:30 p.m. for the Borough of Totowa.

PRESENT:

Councilman D'Angelo	Commissioner Festa	Mayor Coiro	Commissioner Hanrahan
Commissioner Murphy	Commissioner Niland	Vice Chairman Coiro	Commissioner Zarek
Mike Cristaldi, PE	Richard Briigliadoro, ESQ		

The clerk read the statement of the meeting as follows: The meeting of the Planning Board to be held on the 13th day of April 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.

A motion was offered by Commissioner Zarek and seconded by Commissioner Murphy to admit Vice Chairman Coiro into the Planning Board meeting.

All In Favor 7-0

ITEM #1

Chocolate House	Block 40 – Lot 21	Site Plan Approval
181 Union Blvd.		Certificate of Occupancy

Mr Rashad Alawi and Mr. Hazem Asad appeared requesting approval of approximately 700 square feet of space at this location to operate a dessert shop. The Applicant intends to offer for sale to the public crepes, waffles, ice cream, coffee, smoothies and milkshakes.

The business will be managed by Rashad Alawi and there will be 2 to 4 full time employees and 4 to 6 part time employees. The store will contain equipment including, but not limited to, an ice cream tub freezer, two crepe machines, two commercial refrigerators, two milkshake mixers, two waffle toasters, an icemaker and 3 chocolate fountains. The Applicant will be open to the public during the winter season Monday through Friday from 3:00 p.m. to 12:00 a.m. and on the weekends from 2:00 p.m. to 12:00 a.m. The summer hours of operation will be Monday through Friday from 2:00 p.m. to 12:00 a.m. seven days per week.

The Applicant indicates that there is indoor seating for up to 18 guests in the store. The Applicant also represented that they intend to have tables outside of the store for use by their customers. The Board explained to the Applicant that they would need to obtain an outdoor dining permit which is applied for through the Borough Clerk and the outdoor dining permit must be applied for on an annual basis.

The Applicant represented that there is onsite parking for 3 to 5 cars onsite. Regarding signage, the Applicant proposes to install a façade sign no larger than the previous awning sign. The sign will have a black background with white lettering. However, on the awning there is a logo of a gingerbread house which the Board has allowed to be brown in color.

A motion was offered by Commissioner Festa and seconded by Commissioner Murphy 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 is permitted to install a façade sign no larger than the previous awning sign. The sign will have a black background with white lettering. However, on the awning there is a logo of a gingerbread house which the Board has allowed to be brown in color. Any signage to be installed in the glass window shall not exceed 20% of the window area.

Eight agreed to a roll call vote... 8-0

ITEM #2

Klearview Studios
205 Route 46 W

Block 174 – Lots 12,

Site Plan Approval
Certificate of Occupancy

Ms. Vanessa Villa appeared requesting approval of approximately 512 square feet of office space at this location. Ms. Villa testified that she and her brother operate an event planning business which will be known to the public as Klearview Studios. Ms. Villa testified that they do event planning for functions including but not limited to, weddings, sweet 16 parties, and quinceaneras. The office suite will also be used display items such as decorative chairs and linens in order to discuss the décor of their event with their clients.

Ms. Villa testified that they are an appointment based business with hours of operation Monday through Friday from 10:00 a.m. to 5:00 p.m. Vanessa Villa and Kevin Villa are the only 2 employees. Parking is shared in common with other tenants at the shopping center. Regarding signage Ms. Villa testified that she will place a sign on the door to the entry suite and there will be a sign in the directory within the building. There will be no exterior signage at this time in regard to their business.

A motion was offered by Commissioner Festa and seconded by Commissioner Murphy 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. Applicant will be placing a sign on the door to the entry suite and there will be a sign in the directory within the building. There will be no exterior signage at this time in regard to their business.

Eight agreed to a roll call vote... 8-0

MINUTES:

A motion was offered by Commissioner Festa and seconded by Commissioner Murphy to approve the Planning Board Minutes of March 23, 2023, as presented.

Eight agreed to a roll call vote... 8-0

RESOLUTIONS:

A motion was offered by Commissioner Festa and seconded by Commissioner Murphy to approve the resolution for Royal Packaging - Block 174 – Lots 1, 2, 3, 3.02, 4.02, 5 & 6 as prepared.

Eight agreed to a roll call vote... 8-0

A motion was offered by Commissioner Festa and seconded by Commissioner Murphy to approve the resolution for Second Home Day Habilitation Center - Block 100 – Lot 1 as prepared.

Eight agreed to a roll call vote... 8-0

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

All in favor.....8-0

Respectfully submitted,

Pete Campilango, Secretary

Patricia Paulson
Board Clerk

Date Approved