

# BOROUGH OF TOTOWA PLANNING BOARD

PASSAIC COUNTY  
NEW JERSEY



MINUTES – FEBRUARY 9, 2023

Vice Chairman Coiro called the Planning Board meeting of Thursday, February 9, 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 9th 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***

Passaic Valley Water Commission	Block 174 – Lot 4.01	Review of Capital Project
800 Union Blvd.		

Mr. Michael Higgins, ESQ of CQL Law was accompanied by Engineer Carolynn Zebrowski of Mott MacDonald and presented an overview of a project for the demolition of an existing building and existing residuals facility and construction of a new residuals' facility. The site improvements include pavement modifications, retaining wall, curbing, utility relocations, and restoration. This application is being submitted to the Borough of Totowa Planning board for a courtesy review under Section 31.

There were no comments or recommendations by Planning Board members.

***ITEM #2***

Exclusive Glam, LLC	Block 174 – Lot 4.01	Site Plan Approval
225 Route 46	Suite 6	Certificate of Occupancy

Ms Haily Marie Ferreira appeared requesting the occupancy of approximately 480 sq. ft. of space to operate a makeup and philbrows microblading salon. There will be 1 employee on site. Ms. Ferreira explained that this process involves the eyebrows and is not permanent in nature with the process lasting between 1-2 years.

The anticipated hours of operation are Monday through Saturday from 10:00 a.m. to 8:00 p.m. Ms. Ferreira represented that she would 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 her business.

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 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 regarding her business.

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

**ITEM #3**

Totowa Nails, LLC  
534 Union Blvd.

Block 139 – Lot 8  
*Change of Owner*

Site Plan Approval  
Certificate of Occupancy

Ms. Abigail Garcia appeared requesting approval for occupancy of approximately 760 sq. ft. of space for a change of ownership of the existing nail salon at the same location. Ms. Garcia testified that the services that she renders to the public include but are not limited to, manicures, pedicures and generally everything that has to do with nails.

The anticipated hours of operation are expected to be Monday through Saturday from 9:30 a.m. to 8:00 p.m.. Her business will start with two employees, and it is anticipated that it will expand eventually to three to four employees that will likely have scattered shifts.

Ms. Garcia will have the use of three designated parking spaces in connection with this application. With respect to signage, the Applicant is going to retain the existing signage.

A motion was offered by Commissioner Campilango 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. All terms and conditions of the Board's prior Resolutions shall remain in full force and effect except as satisfied or amended and not in conflict with this approval.

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

**ITEM #4**

MCI Fuler, LLC  
80 Furler Street

Block 175 – Lot 4.01

Site Plan Approval  
Parking Lot Improvement

Mr. Patrick McClellan, P.E., a licensed Professional Engineer in the State of New Jersey, and Carla Iommetti for the applicant, appeared requesting approval of parking lot improvements. Mr. McClellan provided an overview of the property. He represented that there is a gravel area on the east side of the Property, and it is the Applicant's intention to pave the area to make it neater, cleaner and more user friendly. More specifically, Mr. McClellan testified that the proposed area to be paved measures approximately 10,800 square feet of the parking lot. Mr. McClellan also testified that the Applicant is proposing a gravel drainage swale adjacent to the proposed pavement expansion area and running along the common boundary line with adjacent Lot 4.

Carla Iommetti, a representative of the Applicant testified that the Applicant recently planted five Norway spruce trees to supplement the screening. Ms. Iommetti and Mr. McClellan represented that the Applicant would use screening on the existing chained link fence along the property frontage to shield the trucks from public view.

The meeting was opened up to members of the public and there were no members of the public present expressing an interest in this application.

A motion was offered by Commissioner Campilango and seconded by Commissioner Murphy to approve the site plan for parking lot improvements 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 Applicant will install screening on the existing chain link fence along the Furler Street property frontage on the eastern side of the building and shall be subject to the review and approval of the Board Engineer.
2. The Applicant has recently supplemented landscaping by planting five Norway spruce trees to supplement the screening, and the nature and extent of the existing landscaping and the need for additional supplemental landscaping shall be subject to the review and approval of the Board Engineer.
3. All terms and conditions of the Board's prior Resolutions shall remain in full force and effect except as satisfied or amended and not in conflict with this approval.
4. The granting of this application is subject to and conditioned upon the Applicant submitting a revised site plan as to the fence enclosure and supplemental landscaping which shall be subject to the review and approval of the Board Engineer.

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 January 26, 2023, as presented.

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

Vice Chairman Coiro, Commissioners Zarek & Hanrahan abstained.

**RESOLUTIONS:**

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to approve the resolution for Minerva Tavarez Insurance, Block 145 – Lot 12 as prepared.

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to approve the resolution for Skyllamas Productions, Block 174 – Lot 12 as prepared.

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to approve the resolution for Weiner Law Group, LLP - Professional Services 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,

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Pete Campilango, Secretary

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Patricia Paulson  
Board Clerk

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Date Approved