

MINUTES – OCTOBER 24, 2024

Chairman Hanrahan called the Planning Board meeting of Thursday, October 24, 2024, to order at 7:30 p.m. for the Borough of Totowa.

PRESENT:

Chairman Hanrahan	Commissioner Schell	Commissioner Niland	Commissioner Festa
Councilman D'Angelo	Vice Chairman Coiro	Mayor Coiro	Commissioner Coyle
Paul Danner, ESQ	Mike Cristaldi, PE	Tom Czerniecki, Planner	

The clerk read the statement of the meeting as follows: The meeting of the Planning Board to be held on the 24th day of October 2024 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.

Flag Salute

ITEM #1

Passaic Bergen Animal Hospital 819 Riverview Drive	Block 141 – Lot 6 (change of ownership)	Minor Site Plan Approval Certificate of Occupancy
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Mr. Tim Kane, Attorney for the applicant and Dr. Albert Ahn appeared requesting the approval for occupancy of a Veterinary Specialty Surgical Center providing services to primarily dogs and cats. There will be no change from previous use. Services provided will include X-Rays, MRIs, and specialty testing. The anticipated hours of operation would be Monday thru Saturday from 9:00am to 7:00pm. There will be three employees.

Dr. Ahn testified as to the nature of the business indicating that this is a "by appointment only" facility with no walk-ins. Dr. Ahn anticipates approximately eight to ten patients per day. Dr. Ahn stated that the existing veterinary equipment will be upgraded to the latest technology. The applicant also testified there will be no structural changes to the interior/exterior of the existing building or property. Dr. Ahn indicated that hired contractors will do painting, replace broken windows, minor other repairs and general property cleanup to the premises including restriping of the parking lot. Regarding signage, the applicant intends to replace the text of the existing sign: and will be no larger.

An in-depth discussion between the Applicant and Planning Board members concluded there were some outstanding issues/documents that should be addressed:

- Provide landlord approval as part of the application
- Certification of Taxes, Water and Assessments provided for only Block 171/Lot 5.
Must also provide for Block 171/Lot 6.01

- Provide a paint striping plan for parking lot
- Provide a survey showing each lot depicted
- Provide an internal floor plan for the hospital including designation of area where medical waste will be kept and identification of lock box where pharmaceuticals will be stored.
- Provide surface map identifying location of exterior dumpsters

In addition, the applicant represented that the old car and other exterior debris on the lot would be removed by Nov 1. Also, as addressed during the meeting, the NJ State Board of Veterinary Medicine should be contacted informing them of the planned facility.

A motion was offered by Commissioner Festa and seconded by Commissioner Niland to carry this matter to the next regular Planning Board Meeting of November 14, 2024 at 7:30p.m.
Eight agreed to a roll call vote... 8-0

MINUTES:

A motion was offered by Commissioner Festa and seconded by Commissioner Niland to approve the Planning Board Minutes of September 26, 2024 as presented.
Eight agreed to a roll call vote... 8-0

RESOLUTIONS:

A motion was offered by Commissioner Festa and seconded by Commissioner Niland to approve the resolution for Spirit Halloween Block 173 – Lot 33 as prepared.

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

A motion was offered by Commissioner Festa and seconded by Commissioner Niland to approve the resolution for Regal Commodities Block 170.02 - Lot 5 as prepared.

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

A motion was offered by Commissioner Festa and seconded by Commissioner Niland to approve the resolution for Dawg House Block 106 – Lot 6 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 Niland to adjourn the meeting.

All in favor.....8-0

Respectfully submitted,

Anthony Murphy, Secretary

Patricia Paulson
Board Clerk

Date Approved