

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

PASSAIC COUNTY
NEW JERSEY



MINUTES – MARCH 9, 2023

Chairman Hennion called the Planning Board meeting of Thursday, March 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	Chairman Hennion
Commissioner Zarek	Mike Cristaldi, PE	Richard Briogliadoro, 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 March 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.

Home Appliances & Mattress
410 Route 46

Block 173 – Lot 33

Site Plan Approval
Certificate of Occupancy

Mr. Adam Alarbid appeared requesting the occupancy of approximately 8,000 sq. ft. of space to operate an appliance and mattress business. Mr. Alarbid testified that the Applicant currently operates in the Palisades Mall in West Nyack, New York. Mr. Alarbid testified that the appliance and mattress business has been in operation for 20 years at the Palisades Mall. He further stated that the Applicant seeks to open a second store in Totowa, New Jersey.

Mr. Alarbid testified that the Applicant will sell kitchen cabinets, mattresses and other appliances. He stated the store is similar to a PC Richards. There will be a showroom in the building. The hours of operation will be 10:00 a.m. to 8:00 p.m. Monday through Friday and 11:00 a.m. to 7:00 p.m. on Saturday and Sunday. There will be four employees. In addition, there are twelve visitor parking spaces.

With respect to signage, the Applicant is going to replace the existing freestanding sign with a new sign with the text "Appliances and Kitchen Cabinets" and a building sign with the name of the business located thereon. Mr. Alarbid represented that the proposed new signage on both the freestanding sign and the building sign will be no larger than the existing signage and located in the same area.

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 is permitted to replace signage in the existing freestanding sign and the building façade sign. The signage shall be no larger than the existing signage. Any signage to be installed in the glass window shall not exceed 20% of the window area.

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

ITEM #2

La Belle Couture
386 Totowa Road

Block 91 – Lot 15.02

Site Plan Approval
Certificate of Occupancy

Miriam B. Sayegh appeared requesting approval for occupancy of approximately 1,250 sq. ft. of space to operate a retail dress store and tailoring business. She stated their business will offer to its customers a wide variety of gowns, dresses for bridal parties, weddings, proms, galas, birthdays and other special events. In addition, LaBelle Couture will provide tailoring services for the convenience of its customers.

Ms. Sayegh testified the anticipated hours of operation will be 10:00 a.m. to 7:00 p.m. seven days per week and there will be three employees. There is on-site parking for fifteen parking spaces. Ms. Sayegh reviewed with the Board the proposed signage. There is an existing awning with lettering identifying the current businesses at this location. Ms. Sayegh testified that the awning will be removed and a new awning will be installed no larger than the existing awning with the name of the Applicant's business LaBelle Couture affixed thereon with yellow lettering and a gray background.

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. Applicant is permitted to remove the existing awning and replace the awning with a new awning no larger in size than the existing awning. The awning will be yellow and gray in color with yellow for the text identifying the name of the business with gray as the background.

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 March 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 Fly Kicks, Block 40 – Lot 20 as prepared.

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to approve the resolution for Infinity Barber Studio, Block 11 – Lot 6.01 as prepared.

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

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