

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

PASSAIC COUNTY
NEW JERSEY



MINUTES – May 13, 2021

Chairman Hennion called the Planning Board meeting of Thursday, May 13, 2021 to order at 7:30 p.m. via a Zoom Meeting for the Borough of Totowa.

PRESENT:

Councilman D'Angelo	Chairman Hennion	Commissioner Sabatino	Commissioner Campilango
Mayor Coiro	Commissioner Niland	Commissioner Festa	Vice Chairman Coiro
Commissioner Zarek	Mike Cristaldi, PE	Richard Brigliadoro, 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 May 2021 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

Hello Fresh	Block 158 – Lot 4	Site Plan Approval
8 Vreeland Ave		Certificate of Use

Planning Board Attorney, Rich Brigliadoro informed Board Members and public that the Attorney for Hello Fresh has requested via letter that this matter be carried to our regular meeting of June 10, 2021 at 7:30pm without further notice.

All In Favor 9-0

A motion was offered by Commissioner Campilango and seconded by Commissioner Niland to carry this matter to our regular meeting of June 10, 2021 at 7:30pm without further notice.

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

ITEM #2

Lily's Fine Jewelry, LLC	Block 37 – Lot 19	Minor Site Plan Approval
151 Union Blvd.		Certificate of Use

Ms. Rana Bitar appeared requesting the approval to occupy approximately 650 sq. ft. of space to operate a jewelry store at this location. The business will include the sale of watch batteries as well as repair of jewelry items and the sale of silver charms and rings and cell phone accessories. The anticipated hours of operation are Monday through Saturday from 10:00 a.m. to 7:30 p.m. It is anticipated that there will be approximately two employees which includes Ms. Bitar.

The Applicant has already installed a new building façade sign which is black and gold in color. Upon request of the Planning Board, the Applicant stipulated that she would change the sign to conform to the requirements of the Ordinance. The sign may have a black background with white letters or, the sign shall be either classic navy blue, hunter green or burgundy. In addition, there is an existing free-standing sign and the Applicant is permitted to install a sign reflecting the name of this business in the space provided on the free-standing sign with the permission of the landlord.

A motion was offered by Commissioner Campilango and seconded by Commissioner Niland to approve the preliminary and final site plan 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.
4. The Applicant will change the sign to conform to the requirements of the Totowa Borough Sign Ordinance with permitted colors being either classic navy blue, hunter green or burgundy. The Applicant shall also be permitted to install a sign with a black background and white lettering. Any signage or lettering on the glass windows or glass door shall not exceed 20 percent (20%) of the area of the glass window or glass door. The Applicant is also permitted to install a sign in the space provided on the existing free-standing sign as long as the landlord grants permission.

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

ITEM #2

Jersey Mike’s
160 Union Blvd.

Block 32 – Lot 5

Minor Site Plan Approval
Certificate of Use

Applicant was not present.

A motion was offered by Commissioner Campilango and seconded by Commissioner Niland to carry this matter to our regular meeting of May 27, 2021 at 7:30pm without further notice.

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

RESOLUTIONS:

A motion was offered by Commissioner Campilango and seconded by Commissioner Niland to approve the resolution for Petco Animal Supplies – Blk. 177 – Lot 2 as presented.

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Niland to approve the resolution for Bubbakoos Burritos – Blk. 32 – Lot 5 as presented.

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Niland to approve the resolution for Balloon Planet & Party Supply – Blk. 143.01 – Lot 3 as presented.

Five agreed on a roll call vote.....5-0

A motion was offered by Commissioner Campilango and seconded by Commissioner Niland to approve the resolution for D’s Beauty Bar – Blk. 43 – Lot 29 as presented.

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Niland to approve the resolution for Snap N Shop Homes Corp. – Blk. 43 – Lot 22 as presented.

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

RESOLUTIONS con't:

A motion was offered by Commissioner Campilango and seconded by Commissioner Niland to approve the resolution for Legacy Animal Hospital – Blk. 10 – Lot 3 as presented.

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

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

All in favor.....9-0

Respectfully submitted,

Pete Campilango, Secretary

Patricia Paulson
Board Clerk

Date Approved