

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

PASSAIC COUNTY
NEW JERSEY



MINUTES – June 10, 2021

Vice Chairman Coiro called the Planning Board meeting of Thursday, June 10, 2021, to order at 7:30 p.m. via a Zoom Meeting for the Borough of Totowa.

PRESENT:

Councilman D'Angelo	Commission Sabatino	Vice Chairman Coiro	Commissioner Campilango
Mayor Coiro	Commissioner Niland	Commissioner Festa	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 10th day of June 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 Briigliodoro informed Board Members and public that Hello Fresh has been actively pursuing alternative solutions to their trucking and parking issues and requested that this matter be carried to our regular meeting of June 24, 2021 at 7:30pm without further notice.

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to carry this matter to our regular meeting of June 24, 2021 at 7:30pm without further notice.

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to admit Mike Cristaldi, Planning Board Engineer into the remainder of the meeting.

All In Favor 6-0

Rich Briigliodoro informed Planning Board Members that the application for 922 RVD, LLC was noticed in the paper to the public for an 8:00pm start time. Therefore, discussion will be delayed until 8:00pm.

A motion was offered by Commissioner Campilango and seconded by Commissioner Niland to approve the Planning Board Minutes of May 57, 2021 as prepared.

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

Vice Chairman Coiro abstained

RESOLUTIONS:

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to approve the resolution for Jersey Mike's – Blk. 32 – Lot 5 as presented.

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to approve the resolution for 108 Tasty Bagel – Blk. 174 – Lot 4 as presented.

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to approve the resolution for Marshall's – Blk. 174 – Lots 1-3.02, 4.02, 5 & 6 as presented.

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to admit Commissioner Sabatino into the remainder of the meeting.

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

ITEM #2

922 RVD, LLC
922 Riverview Dr

Block 169 – Lot 5

Preliminary & Final Site Plan
Variance for Signage

Mr. Paul Sangillo, attorney for the applicant and Mr. Hojoon Chung, Architect appeared for a Preliminary and Final Site Plan Approval.

The Planning Board deemed the Application incomplete due to deficiencies with the site plan that was prepared and presented.

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to carry this matter to the next regular Planning Board Meeting of June 24, 2021 without further notice.

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.....7-0

Respectfully submitted,

Pete Campilango, Secretary

Patricia Paulson
Board Clerk

Date Approved