

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

PASSAIC COUNTY
NEW JERSEY



MINUTES – JUNE 23, 2022

Chairman Hennion called the Planning Board meeting of Thursday, June 23, 2022, to order at 7:30 p.m. for the Borough of Totowa.

PRESENT:

Commission Niland	Commissioner Festa	Commissioner Campilango	Commissioner Hanrahan
Commissioner Murphy	Council D'Angelo	Mayor Coiro	Chairman Hennion
Vice Chairman Coiro	Richard Briigliodoro, ESQ	Mike Cristaldi, PE	

The clerk read the statement of the meeting as follows: The meeting of the Planning Board to be held on the 23rd day of June 2022 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

Louise Meadows 45 Norwood Terrace	Block 122 – Lot 13 <i>(carried from 5/26)</i>	Appeal of decision – denial of permits Improvements in a Flood Hazare area
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Planning Board Attorney, Rich Briigliodoro indicated that he has been in communication with the Attorney for the applicant and additional information is needed, therefore the applicant is requesting that this matter be carried to July 14, 2022.

A motion was offered by Commissioner Campilango and seconded by Commissioner Murphy to carry this matter to the Planning Board meeting of July 14, 2022.

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

ITEM #2

Best Choice Dental 418 Union Blvd.	Block 103 – Lot 10.5	Minor Site Plan Approval Certificate of Occupancy
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Sung Gyu Choi, D.D.S. appeared requesting approval for the continued occupancy of approximately 1,600 sq. ft. of space to operate a dentist office. The applicant purchased the practice from the previous owner, Dr. Richard Gryzmlowicz.

Dr. Choi testified that there will be 7 employees. The anticipated hours of operation will be Monday, Tuesday and Thursday from 9:00am to 8:00pm, Wednesday and Friday from 8:00am to 2:00pm and each month the second and fourth Saturdays from 8:00am to 2:00pm.

Mr. Choi indicated that he is applying for three signs. A change of text to the 2 existing signs and the addition of s sign on the front of the building.

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. The Applicant will be replacing signs in the space provided on the two existing signs and installing a third building façade sign not to exceed 15 sq. ft. Furthermore, no neon signs are permitted in any glass window. The Applicant is only permitted to have signage in 20% of the window area.

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Murphy to excuse Vice Chairman Coiro from the next matter. Nine Agreed to a roll call vote 9-0

ITEM #3

AAA Advanced Plumbing
and Drain, Inc.
6 Wilson Avenue

Block 143.01 – Lot 4

Minor Site Plan Approval
Certificate of Occupancy

Mr. Raymond Reddin, attorney for the applicant and Paul De Nora appeared requesting approval for occupancy of approximately 2,670 sq. ft. of space to operate and Plumbing business.

Mr. Reddin there will be no retail sales at the location. There will be 10 employees including two secretaries. The anticipated hours of operation will be Monday thru Friday from 7:00am to 7:00pm, Saturday from 8:00am to 5:00pm. Sunday will be for remote emergencies only.

Mr. De Nora testified that he operates a plumbing and sewer drain cleaning business. The Applicant also video inspects sewer lines. He stated typically the workers will come to the office and then get in their company vehicles and proceed directly to the job site. He stated that they generally come back between the hours of 5:00 p.m. and 7:00 p.m. where they drop off their work vehicles and pick up their personal vehicles. The Applicant has high velocity water jets and two jet vac units which will be stored in the premises overnight. The operation has five vans and one video inspection trailer, which will be parked overnight along the right side of the driveway.

A motion was offered by Commissioner Campilango and seconded by Commissioner Murphy to approve the site plan for occupancy and design waiver for signage 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. The Applicant is not proposing any signage, however any signage to be installed in the future shall conform to the ordinance requirements, or the Applicant shall seek relief from the Planning Board.
4. There will be no outside storage of equipment or materials on the premises, except for the company vans that are used in regard to this business which may be parked in the parking lot overnight.

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Murphy to re-admit Vice Chairman Coiro from the next matter. Nine Agreed to a roll call vote 9-0

ITEM #4

Trinity Group, LLC
131 Union Blvd.

Block 37 – Lot 19
(Unit 5)

Minor Site Plan Approval
Certificate of Occupancy

Ms. Rosemary Pierri appeared requesting occupancy of approximately 1,000 sq. ft. of office space for the design and engineering of retail store fixtures, displays and millwork. Ms. Pierri testified that there will be no point-of-sale interactions taking place in the office. The office will be used solely for office business practices.

The anticipated hours of operation will be 7:30 a.m. to 7:00 p.m. Monday through Friday. However, under certain circumstances, the office may be open after 7:00 p.m. and on weekends. Ms. Pierri testified that she has the use of two parking spaces regarding her business.

The Applicant indicated that they would install a black and white sign in the space provided on the existing pylon sign as well as a black and white building façade sign no larger than the existing sign and located in the same area.

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. The applicant intends to install a black and white sign in the space provided on the existing pylon sign as well as a black and white building façade sign no larger than the existing sign and located in the same area.
4. There will be no outside storage of equipment or materials on the premises.

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

ITEM #5

Ordinance Referral – Ordinance # 04-2022

The Mayor and Council introduced ordinance 04-2022 “An Ordinance of the Borough of Totowa County of Passaic, New Jersey, Amending the Redevelopment Plan for the Property Identified on the Tax Map of the Borough as Block 154, Lots 19.01, 19.02, 19.04, 19.05, 19.06 and 19.07, Formerly Known as Block 154, Lot 19.03 and formerly known as Block 154, lot 19 and Block 154.01, Lot 1” and referred Ordinance 04-2022 to the Planning Board for a consistency determination with the Borough Master Plan.

The Planning Board Members reviewed Ordinance 04-2022 and found the Ordinance to be substantially consistent with or designed to effectuate the Master Plan for the Borough of Totowa.

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to recommended that the Mayor and Council adopt Ordinance 04-2022 and the Amendment to the Redevelopment Plan.

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

Councilman D’Angelo & Mayor Coiro abstained

RESOLUTIONS:

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to approve the resolution for Advanced Auto Parts, Block 174 – Lot 7.01 as prepared.

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

RESOLUTIONS con't:

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to approve the resolution for Solid 10 Esthetics, Block 91 – Lot 14 as prepared.

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to recommend approval of Ordinance # 4-2022 to the Mayor and Council as it is consistent with the Master Plan.

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

Councilman D'Angelo & Mayor Coiro abstained

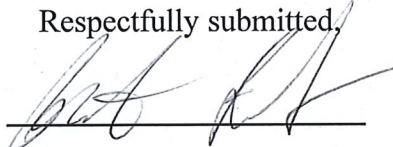
A motion was offered by Commissioner Campilango and seconded by Commissioner Murphy to approve the Planning Board Regular Minutes of June 9, 2022, as presented.

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

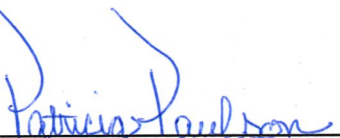
There being no other business, a motion was offered by Commissioner Campilango and seconded by Commissioner Festa to adjourn the meeting.

All in favor.....9-0

Respectfully submitted,



Pete Campilango, Secretary



Patricia Paulson
Board Clerk

7-14-22

Date Approved