

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

PASSAIC COUNTY
NEW JERSEY



MINUTES – MARCH 14, 2024

Chairman Hanrahan called the Planning Board meeting of Thursday, March 14, 2024, to order at 7:30 p.m. for the Borough of Totowa.

PRESENT:

Commissioner Zarek	Chairman Hanrahan	Commissioner Coyle	Commissioner Sabatino
Vice Chairman Coiro	Mayor Coiro	Councilman D'Angelo	Commissioner Niland
Commissioner Schell	Mike Cristaldi, PE	Daniel Sagan, ESQ	Tom Czerniecki, Planner

The clerk read the statement of the meeting as follows: The meeting of the Planning Board to be held on the 14th day of March 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.

ITEM #1

Dollar Totowa, LLC	Block 11 – Lot 6.01	Site Plan Approval
79 Union Blvd.		Certificate of Use

Mr. Raymond Reddin, Attorney and Mr. Rahman appeared requesting approval for the occupancy of approximately 415 sq. ft. of space to be used as retail establishment.

The anticipated hours of operation will be Monday thru Saturday from 8am to 10:30pm, and Sunday 8am to 9:00pm. There will be two employees.

After a discussion of the subject property's parking, a motion was offered by Vice Chairman Coiro and seconded by Commissioner Niland to approve the application 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 requires the approval of the fire sub-code official, the fire inspector, and the building inspector.
2. 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 device.
3. Applicant proposes signage to replace existing sign on the building, no larger..
4. There will be no outside storage of equipment or materials on the premises.

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

ITEM #2

Shepherds Lane Commons LLC
95 Shepherds Lane

Block 11 – Lot 9.01

Amended Preliminary & Final
Site Plan Approval w/ “c” variance

Steven Schepis, Attorney for the applicant appeared requesting to provide beginning testimony for the Amended Preliminary & Final Site Plan with required “c” variances. Mr. Schepis explained that the reason for the amendment was due to a discovery in the DEED affecting the lot line in the rear of the property.

Testifying on behalf of the applicant were Patrick McClellan, P.E. and Osvaldo Martinez, Architect.

Exhibits Presented were:

Exhibit A-1: List of variances prepared by Patrick McClellan, P.E.

Length of Building

Parking Setback – Rear Yard

Parking Setback – Left side yard

Exhibit A-2: Site Layout Comparison prepared by Patrick McClellan, P.E.

Exhibit A-3: Architectural Drawing prepared by Osvaldo Martinez, Architect.

A motion was offered by Vice Chairman Coiro and seconded by Commissioner Niland to open the public portion of the meeting.

All in favor.....9-0

Nikki Cordova had concerns with the location of the proposed changes.

Erin Yannerelli of Boyle Ave wanted the hours for working on weekends clarified as starting times have been earlier than permitted.

James Levetsanos was questioning the approved use; sale or rental of units.

A motion was offered by Vice Chairman Coiro and seconded by Commissioner Niland to close the public portion of the meeting.

All in favor.....9-0

A motion was offered by Vice Chairman Coiro and seconded by Commissioner Niland to continue this matter at our April 11, 2024 regular Planning Board meeting at or about 7:30p.m with no further notice..

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

MINUTES:

A motion was offered by Vice Chairman Coiro and seconded by Commissioner Niland to approve the Planning Board Minutes of February 22, 2024 as presented.

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

Council D’Angelo abstained

RESOLUTIONS:

A motion was offered by Vice Chairman Coiro and seconded by Commissioner Niland to approve the resolution for Totowa Commerce Operating, LLC. - Block 166.03 – Lot 14 as prepared.

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

A motion was offered by Vice Chairman Coiro and seconded by Commissioner Niland to approve the resolution for Apple Food Service of Totowa, Inc. - Block 174 – Lots 1, 3.02, 4.02, 5 & 6 as prepared.

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

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

All in favor.....9-0

Respectfully submitted,

Anthony Murphy, Secretary

Patricia Paulson
Board Clerk

Date Approved