

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

PASSAIC COUNTY
NEW JERSEY



MINUTES – JANUARY 11, 2024

Mayor Coiro called the Planning Board meeting of Thursday, January 11, 2024, to order at 7:30 p.m. for the Borough of Totowa.

PRESENT:

Commissioner Zarek	Vice Chairman Coiro	Chairman Hanrahan	Councilman D'Angelo
Commissioner Festa	Mayor Coiro	Commissioner Coyle	Commissioner Sabatino
Commissioner Murphy	Commissioner Niland	Commissioner Schell	Mike Cristaldi, PE
Paul Danner, ESQ			

The clerk read the statement of the meeting as follows: The meeting of the Planning Board to be held on the 11th day of January 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

Planning Board Re-Organization
Swearing in of Appointed Members

ITEM #2

Dynamic Tax & Accounting 63 Union Blvd.	Block 11 – Lot 6	Site Plan Approval Certificate of Use
--	------------------	--

Vittorio Vella, Esq. of the law firm of Bianca P. Pereiras appeared requesting approval of approximately 1,451 square feet of space to use the existing commercial space to provide tax preparation and accounting services.

Chairman Hanrahan read a letter of intent into the record. The proposed business will consist of three employees and operate Monday through Friday from 9:00 a.m. to 6:00 p.m. EST.

Testifying on behalf of the Applicant was Misael Rojas of Pereiras Architects Ubiquitous. Mr. Rojas prepared architectural drawings that reveal the proposed remodel space and use for the business. There will be seven required on-site parking spaces. The application was presented with a drawing detailing the proposed area.

The Applicant proposed illuminated signage on the front exterior consistent in size to the existing signage on the structure. The Applicant agreed that the colors of the signage will comply with the Borough of Totowa

A motion was offered by Commissioner Niland and seconded by Commissioner Festa to approve the minor 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 requires 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 device.
3. The Applicant has proposed signage to be affixed to a directory within the building..
4. There will be no outside storage of equipment or materials on the premises.

All agreed to a roll call vote... 11-0

ITEM #3

R&E Tax Services
and Accounting

Block 174 – Lot 14

Site Plan Approval
Certificate of Use

Ms. Liksenaj, applicant appeared requesting the approval for occupancy of approximately 200 sq. ft. of space to use the existing commercial space to provide tax preparation and accounting services. The business will be located at the Lower level, specifically Unit 103.

Chairman Hanrahan read a letter of intent into the record. The proposed business will consist of one employee and operate Monday through Friday from 9:00 a.m. to 4:00 p.m. EST. There is one required parking space, and

Ms. Liksenaj testified as to the nature of the business and provided a drawing of the area and photograph of the building. Ms. Liksenaj proposed signage to be affixed to an existing exterior pillar

A motion was offered by Commissioner Niland and seconded by Commissioner Festa to approve the minor 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 requires 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 device.
3. The Applicant has proposed signage to be affixed to a directory within the building..
4. There will be no outside storage of equipment or materials on the premises.

All agreed to a roll call vote... 11-0

MINUTES:

A motion was offered by Commissioner Niland and seconded by Commissioner Sabatino to approve the Planning Board of December 14, 2023 as presented.

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

RESOLUTIONS:

A motion was offered by Commissioner Murphy and seconded by Commissioner Sabatino to approve the resolution for 71 Minnehaha LLC, Block 128 – Lot 6 as prepared.

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

A motion was offered by Commissioner Murphy and seconded by Commissioner Sabatino to approve the resolution for Dream Pairs, Block 174 – Lots 1,3.02,4.02, 5 & 6as prepared.

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

A motion was offered by Commissioner Murphy and seconded by Commissioner Sabatino to approve the resolution for Andersen Logistics, Block 169.01 – Lot 4 as prepared.

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

A motion was offered by Commissioner Murphy and seconded by Commissioner Sabatino to approve the resolution for LRF2 NJ Maltese Drive LLC, Block 170.03, Lot 5as prepared.

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

A motion was offered by Commissioner Murphy and seconded by Commissioner Sabatino to approve the resolution for Sully Cutz, Block 105 – Lot 12 as prepared.

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

A motion was offered by Commissioner Murphy and seconded by Commissioner Sabatino to approve the resolution for Cherba Realty, LLC, Block 97 – Lots 2 as prepared.

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

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

All in favor.....11-0

Respectfully submitted,

Anthony Murphy, Secretary

Patricia Paulson
Board Clerk

Date Approved