

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

PASSAIC COUNTY
NEW JERSEY



MINUTES – APRIL 28, 2022

Chairman Hennion called the Planning Board meeting of Thursday, April 28, 2022, to order at 7:30 p.m. via a Zoom Meeting for the Borough of Totowa.

PRESENT:

Commission Niland	Commissioner Festa	Commissioner Campilango	Commissioner Zarek
Commissioner Sabatino	Commissioner Hanrahan	Chairman Hennion	Councilman D'Angelo
Mayor Coiro	Richard Briigliodoro, ESQ	Mike Cristaldi PE, PP	

The clerk read the statement of the meeting as follows: The meeting of the Planning Board to be held on the 28th day of April 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

Glam R Us Beautique, LLC
340 Union Blvd.

Block 105 – Lot 10

Minor Site Plan Approval
Certificate of Occupancy

Ms. Pam Cordero appeared requesting the approval for occupancy to operate by appointment only a body waxing and eye lash extensions business at this location. The anticipated hours of operation will be Tuesday thru Saturday from 7:00am to 8:00pm. There will be one employee. Ms. Cordero plans on replacing the text of the existing sign.

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa 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.
4. The Applicant will obtain any and all licenses from the Borough of Totowa, County of Passaic or State of New Jersey as are required to operate this business.

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

ITEM #2

Totowa Med Urban Renewal, LLC
205-225 Minnisink Road

Block 154 – Lot 19.07

Amended Final Site Plan Approval
and elimination or modification of
certain conditions in the general
development plan approval.
Signage Medical Office Bldg.

Ms. Lauren Tardanico, attorney for the applicant and Keith Davis, PE appeared requesting approval for Amended Final Site Plan in order to install signs consisting of monument, directional and facade signs on the medical office building and on the property. As a result, the Applicant requests that the Planning Board eliminate and/or modify certain conditions imposed by the General Development Plan approvals granted by the Planning Board and more fully detailed in the Board's Resolutions adopted on September 14, 2017 and December 13, 2018, to the extent such conditions conflict with the proposed signage that is the subject of the present application before the Planning Board. Ms. Tardanico provided an overview of previous approvals and presented modifications to signage. Further, to the extent deemed necessary by the Board, the Applicant also requests amended General Development Plan approval.

Mr. Davis presented a sign plan identified as St. Joseph's Health Project Name: Totowa Health Campus-Exterior, Project No. 4046625, Issued Date October 29, 2021 and last revised April 28, 2022, prepared by AGS and consisting of 24 sheets, which was marked as exhibit A1.

Mr. Davis testified that St. Joseph's Hospital is the sole tenant at the medical office building and that Hackensack Hospital is a subtenant. Mr. Davis reviewed with the Board a site identification monument sign located at the Minnisink Road access driveway, identified to be 7 feet 4 inches in height and 12 feet 9 inches in width for a total sign area of 106.24 square feet. Mr. Davis testified that the sign contains the sign colors for St. Joseph's Health Campus. He stated the sign is located on the southwest side of the driveway on Minnisink Road. Mr. Davis testified that the location of the sign has been shifted so as to be out of the right-of-way. He stated that the sign depicted in Exhibit A-1 is a temporary sign and it is representative of what the final permanent sign will look like and will be sited in the same general location. Furthermore, Mr. Davis testified that the Applicant will be providing low lying landscaping at a height of between 12 to 18 inches to provide ground cover at the base of the sign.

Mr. Davis reviewed with the Board Section 3.6.14 of the North Jersey Development Center (NJDC) Redevelopment Plan to confirm that monument signs are permitted and that no more than one monument sign per driveway is allowed and the monument signs must be at least 150 feet apart. Mr. Davis also reviewed with the Board the proposed St. Joseph's Health facade sign located on the Vreeland Avenue facade side of the building. The proposed sign is 276 square feet in area. Furthermore, the numerical address for the building, 225 is also located on the facade of the building and is an illuminated sign with a sign area of 13.24 square feet.

Mr. Davis also reviewed the Minnisink Road facade sign for Hackensack Meridian John Theuerer Cancer Center. This facade sign is proposed at 264.79 square feet. Furthermore, the numerical address for the building, 225 is also located on the facade of the building and is an illuminated sign with a sign area of 13.24 square feet. Mr. Davis testified that the size of the St. Joseph's sign and Hackensack Meridian sign are appropriate relative to the size and scale of the building.

Mr. Davis also reviewed signs identified as vehicular signs. He stated two are located on Access Road A and one on Vreeland Avenue. Mr. Davis testified that the area of the signs is 42.8 square feet and the signs are designed so that the copy is legible at a distance of 200 feet. He stated the proposed signs are appropriate in size to enable a motorist to read the message and to make a decision on where to go in a safe manner.

Mr. Davis also testified in regard to a main entrance identification sign on the Roadway A driveway. He stated the sign will be 60 square feet in size and the copy would be legible at a distance of 200 feet which will enable a motorist to read the message and to make a decision on where to go in a safe manner.

Mr. Davis also reviewed with the Board interior campus directional signs and lot identification signs which lot identification signs depict various areas for the visitor parking lot and are set forth on Sheet 01.24. The Applicant is also providing lot identification signs 2 feet by 2 feet in size for a total sign area of 4 square feet. Mr. Davis represented that the letters enable visitors to locate the area of the parking field in which their vehicle is parked.

Mr. Davis also reviewed with the Board signage proposed on Sheets 01.04, 01.09 and 01.20.

Mr. Davis also testified with respect to the sign located in the island which sign is identified as E036. Mr. Davis testified that there is sufficient room to reposition the sign from where it is depicted in the event there are any issues with obstruction of vision.

Furthermore, in regard to the proposed location of the Minnisink Road monument sign, Mr. Davis testified that the location of the sign will not create an obstruction relative to motorists entering or exiting the site. However, in the event the sign needed to be relocated there is sufficient space to relocate the sign if it were determined in the future that the sign obstructed vision.

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to open the public portion of the meeting.

All in favor.....9-0

No Public to be Heard

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to close the public portion of the meeting.

All in favor.....9-0

A motion was offered by Commissioner Campilango and seconded by Commissioner Niland 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 Applicant will comply with all relevant terms and conditions set forth in the Board Planner's Review Report prepared by Darlene A. Green, P.P., AICP dated April 25, 2022 and as testified to during the course of the hearing process. There shall be no storage, maintenance or sales of used cars from 409 Minnisink Road. The proposed occupancy of 180 square feet of space is strictly for office use only.
2. The Applicant will provide a landscape plan for the proposed signage which shall be subject to the review and approval of the Board Planner..
3. The Applicant will plot the monument signs in order to verify that the Applicant has adequate sight distance and that the location of the monument signs shall not violate any sight triangles nor shall the location of the proposed monument signs obstruct the vision of motorists which shall be subject to the revision and approval of the Board Engineer.
4. The Applicant will review the location of freestanding signs located within any island on the site and said signage shall be repositioned if the signage obstructs the vision of motorists, the final location of these freestanding signs shall be subject to the review and approval of the Board Engineer.
5. The granting of this application is subject to and conditioned upon the Applicant installing the sign package introduced into evidence as Exhibit A-1 and prepared by AGS dated October 29, 2021 and last revised April 28, 2022 and consisting of 24 sheets.

6. The Applicant will obtain Hudson/Essex/Passaic Soil Conservation District approval, if required.
7. The granting of this application is subject to and conditioned upon the New Jersey Department of Environmental Protection approval, if required.
8. The granting of this application is subject to and conditioned upon Passaic County Planning Board approval, if required.
9. The granting of this application is subject to and conditioned upon New Jersey Department of Transportation approval, if required.
10. All terms and conditions from the Board's previous Resolutions of approval shall remain in full force and effect except as satisfied or amended and not in conflict with this approval.
11. The granting of this application is subject to and conditioned upon the Applicant agreeing to open and maintain an escrow account with the Borough of Totowa and to keep the account current with sufficient funds for inspection and review fees.

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Niland to approve the Planning Board Regular Minutes of April 14, 2022 as presented.

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

RESOLUTIONS:

A motion was offered by Commissioner Campilango and seconded by Commissioner Niland to approve the resolution for D and E Auto Group LLC , Block 171 – Lot 17 as prepared.

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

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