

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

PASSAIC COUNTY
NEW JERSEY



MINUTES – OCTOBER 11, 2018

Chairman Hennion called the Planning Board meeting of Thursday, October 11, 2018 to order at 8:00 p.m. in the Municipal Building of the Borough of Totowa.

PRESENT:

Commissioner Campilango	Commissioner Ferraro	Commissioner Zarek	Commissioner Festa
Commissioner Murphy	Vice Chairman Coiro	Chairman Hennion	Councilman D'Angelo
Commissioner Pugleise	Mike Cristaldi, PE	Richard Briigliadoro, 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 October 2018 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 and a copy has been on file in the Construction Official's Office.

ITEM #1

DineInFresh	Block 158 - Lot 4	Minor Site Plan
D/B/A: Plated		Certificate of Use
8 Vreeland Avenue		

Clyde L. Otis, III, Esq., attorney for the applicant and Mr. Lance Bobolz appeared requesting approval for the occupancy to operate a food processing and distribution facility. The applicant will occupy approximately 126,566 square feet of space at this location.

Chairman Hennion read a letter of intent into the record. There will be 2 shifts for workers. The applicant utilizes both full time and seasonal employees. Staggering the shift will enable the applicant to have sufficient parking on site for the number of workers.

Lance Bobolz testified as to the nature of the operation including, without limitation, food preparation, processing, assembling, storing and receiving and shipping of recipe meal kits and related wholesale, ecommerce and office uses. Other ancillary and incidental activities include but are not limited to, warehousing, shipping, processing, manufacturing and distribution. Mr. Bobolz testified that the meal prep business is similar to other providers such as Blue Apron or Hello Fresh. It was represented that Plated has been in this type of business for the past 6 years.

Mr. Bobolz explained that the first shift workers would have a staggered start. Some workers would commence work at 6:00 a.m. with the bulk of the workers starting at 7:00 a.m. The first shift would end somewhere around 3:00 to 3:30 p.m. The second shift would commence approximately 4:00 p.m. and run to 12:00 a.m. The first shift at full capacity would have approximately 200 employees and the second shift at full capacity would have approximately 100 employees.

Mr. Bobolz represented that there are approximately 6 to 10 deliveries per day which occur between the hours of 6:00 a.m. and 12:00 p.m. Mr. Bobolz represented that they will have daily pickup for garbage due to the nature of food preparation on site. Mr. Bobolz also testified that approximately 40,000 kits per week are shipped out. Regarding signage, the applicant proposes both pylon and building façade signs which the applicant stated will conform to all ordinance requirements, and the proposed signage will be filed with the building department for review and approval.

The Applicant and the Board engaged in a discussion with respect to overnight deliveries or distribution from the facility, and the Board imposed a condition that between the hours of 12:00 a.m. and 6:00 a.m. there will be no truck deliveries and no distribution during the overnight hours. Furthermore, there will be no trucks idling on site in violation of state standards and no outdoor storage of equipment or materials on site.

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to approve the minor 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 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 in regards to all alarms and security devices.
3. There will be no outside storage of equipment or materials except that which has been identified.
4. The applicant will comply with the Totowa Sign Ordinance.
5. The granting of this application is subject to and conditioned upon there being no truck deliveries or trucks leaving the facility for distribution purposes during the hours of 12:00 a.m. and to 6:00 a.m.
6. The granting of this application is subject to and conditioned upon the Applicant obtaining Totowa Borough Board of Health approval, if required.

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

ITEM #2

TLC Products, Inc.
140B Commerce Way

Block 166.04 - Lot 2

Minor Site Plan
Certificate of Use

Mr. Charles Chang appeared requesting approval for the occupancy to operate a light manufacturing business that consists of blending resins with graphite to create composite materials (small plastic pellets), which it will then supply to various plastic molders for their use. The applicant will occupy approximately 2,727 sq. ft. of space.

Chairman Hennion read a letter of intent into the record. The hours of operation will be from 8:00 a.m. to 5:00 p.m. Monday through Friday. There will be five employees to start and increasing to ten employees. There is sufficient on-site parking to accommodate the employees of the business.

Mr. Chang explained the manufacturing process. Mr. Chang testified that the applicant will melt and mix plastics with an additive consisting of various pigments to create colored plastics. The applicant will then supply pigmented plastic pellets to customers. The customers will use this product to make bags, pipes, bottles, car parts, aviation parts, as well as recycled items such as rugs and bedding. Mr. Chang also testified that there will be no harmful emissions as a result of this manufacturing process. He stated that odors are captured with activated carbon filters. Furthermore, there is no contaminated water to be discharged. The system operates with a closed loop cooling system. In regards to signage, the applicant will provide a sign in the space provided on the existing pylon sign. In addition, the applicant will provide a sign on the door to the entry suite.

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to approve the minor 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 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 in regards to all alarms and security devices.
3. There will be no outside storage of equipment or materials except that which has been identified.
4. The applicant will comply with the Totowa Sign Ordinance.
5. The granting of this application is subject to and conditioned upon any noise levels from the business not exceeding the Local, County or State Noise Code at the property line.
6. The granting of this application is subject to and conditioned upon the Applicant obtaining Totowa Borough Board of Health approval, if required.

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

ITEM #3

MINUTES:

A motion was offered by Commissioner Campilango and seconded by Commissioner Zarek to approve the Planning Board Minutes of September 27, 2018 as prepared.

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

Commissioner Murphy, Festa & Vice Chairman Coiro abstained

ITEM #4

Ordinance: Amend the code of the Borough of Totowa, Chapter 415 Entitled “Zoning and Land Use”, Article IV “Fees and Escrow”, Section 14 “Development Fees” of the Borough of Totowa to provide for the collection of Development Fees in support of Affordable Housing as permitted by the New Jersey Fair Housing Act.

Planning Board Attorney, Rich Briigliadoro reviewed the proposed Ordinance with Planning Board Members.

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to recommend the Mayor and Council approve Ordinance No. 17-2018 and deem it consistent with the Master Plan.

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

ITEM #5

Ordinance: Amend the code of the Borough of Totowa, Chapter 415 Entitled “Zoning and Land Use”, Article XVI “Regulations applicable to all Districts” to create a new Subsection 130.1 “Affordable Housing Regulations”, Subsection 130.2 “Municipal Housing Liaison”, Subsection 130.03 “Administrative Agent”, Subsection 130.4 “Affirmative Marketing Requirements” Subsection 130.5 “Enforcement” and Subsection 130.6 “Appeals” to address the requirements of the Fair Housing Act and the Uniform Housing Affordability Controls (UHAC) regarding compliance with the Borough’s Affordable Housing Obligations.

Planning Board Attorney, Rich Briigliadoro reviewed the proposed Ordinance with Planning Board Members.

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to recommend the Mayor and Council approve Ordinance No. 18-2018 and deem it consistent with the Master Plan.

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

RESOLUTIONS:

A motion was offered by Commissioner Campilango and seconded by Commissioner Zarek to approve the resolution for Spoil Me Salon – Block 103 – Lots 13 & 14 as presented.

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Zarek to approve the resolution for Samara Beauty Salon - Block 43 - Lot 25 as presented.

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

RESOLUTIONS CON'T:

A motion was offered by Commissioner Campilango and seconded by Commissioner Zarek to approve the resolution for Juliana's Bakery – Block 40 – Lot 21 as presented.

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Zarek to approve the resolution for Extra Storage Space - Block 169 - Lot 6 as presented.

Three agreed on a roll call vote.....3-0

A motion was offered by Commissioner Campilango and seconded by Commissioner Zarek to approve the resolution for Ordinance No. 17-2018,

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Zarek to approve the resolution for Ordinance No. 18-2018,

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

VOUCHER:

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to approve a voucher for Alaimo Engineering for professional services as follows:

Invoice # 106090 for Meeting Attendance (ending 8/22) in the amount of \$200.00.

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

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

All in favor.....9-0

Respectfully submitted,

Pete Campilango, Secretary

Patricia Paulson
Planning Board Clerk

Date Approved