

BOROUGH OF TOTOWA PLANNING BOARD

PASSAIC COUNTY
NEW JERSEY



MINUTES – September 24, 2020

Chairman Hennion called the Planning Board meeting of Thursday, September 24, 2020 to order at 8:00 p.m. in the Municipal Building of the Borough of Totowa.

Due to COVID-19 and Executive Orders by Governor Murphy, this Planning Board Meeting is being held virtually via Zoom.

PRESENT:

Chairman Hennion	Commissioner Festa	Mayor Coiro	Commission Campilango
Commissioner Niland	Commissioner Sabatino	Councilman D'Angelo	Commissioner Ferraro
Vice Chairman Coiro	Richard Briigliadoro, ESQ	Tom Lemanowicz, PE	

The clerk read the statement of the meeting as follows: The meeting of the Planning Board to be held on the 24th day of September 2020 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

For Dancers Only
248 Union Blvd

Block 30 – Lot 16

Site Plan Approval
Certificate of Use

Ms. Kelly Allen, applicant appeared requesting the approval for occupancy of approximately 4,000 sq. ft. of space to be used as a dance studio. Ms. Allen testified that she is the owner of the property. She further testified that she previously operated a dance studio commonly known as “For Dancers Only” in Little Falls. She is now relocating her business to the subject Property. Ms. Allen testified that she has operated “For Dancers Only” for approximately 32 years.

A letter of intent was read into the record. The anticipated hours of operation are Monday through Friday from 10:00 a.m. to 9:00 p.m. However, the class time during the week is split from 10:00 a.m. until noon and from 4:00 p.m. to 9:00 p.m. The hours of operation on Saturday and Sunday are 9:00 a.m. to 9:00 p.m. Dance instructors that she employs are characterized as being freelance instructors.

Ms. Allen testified that the class size for an 8-year-old and under age group is approximately 8 or less dancers. She also represented that competitive teams would have between 8 - 15 dancers. Ms. Allen also testified that typically there would be two teachers at any one time.

Ms. Allen stated there are twelve on-site parking spaces. However, she testified that her business is basically a drop off business and that parents would normally drop off their children in front of the building and then the children would enter the dance studio.

Regarding signage, Ms. Allen seeks to add a sign in the window to identify the name of the business. In addition, there is an existing freestanding sign. At this time, the sign only contains the number 248 reflecting the street number of the building. However, the freestanding sign is existing, and the Applicant is permitted to install a sign within the existing sign box.

Ms. Allen also inquired as to whether or not she can provide a tent as a temporary shelter for parents who wish to remain on-site waiting to pick up students from the dance class.

The meeting was opened to members of the public and there were no members of the public present expressing an interest in this application.

A motion was offered by Commissioner Campilango and seconded by Commissioner Murphy 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.
4. The Applicant will install a sign in the window area. However, said sign shall not exceed 20% of the window area. The Applicant is also permitted to install a sign in the space provided in the existing freestanding sign.
5. All terms and conditions of the Board's prior Resolutions shall remain in full force and effect except as satisfied or amended and not in conflict with this approval.

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

ITEM #2

Glamour Unisex
560 Union Blvd

Block 139 – Lot 4

Site Plan Approval
Certificate of Use

Ms. Samir Saad, applicant appeared requesting the approval for occupancy of a unisex hair salon which she has been operating in Paterson since 1997. The space was formerly occupied as a nail salon and as a beauty parlor. Ms. Saad indicated that they have undertaken minor cosmetic improvements to the tenant space including cleaning and painting the interior. She also stated that all of the fixtures and hair stations are already in existence.

A letter of intent was read into the record. The anticipated hours of operation will be Tuesday through Saturday from 9:00 a.m. to 7:00 p.m. and on Sunday from 9:00 a.m. to 4:00 p.m.

Ms. Saad testified that her husband has been licensed in cosmetology for over 20 years. She stated at this time he will be the only operator, but in the future she would like to possibly have three operators. She also testified that the business will operate by appointment only and there will be a gap of approximately 10 to 15 minutes between customers in order to properly sanitize the area.

Ms. Saad testified that there are approximately 15 on-site parking spaces and parking is shared in common with other tenants at this location. Ms. Saad further testified that there is an existing free-standing sign and she will install a sign to reflect the name of her business in the space provided. She also will provide an LED sign with the text "Open" to let customers know that the business is open to the public.

The meeting was opened to members of the public and there were no members of the public present expressing an interest in this application.

A motion was offered by Commissioner Campilango and seconded by Commissioner Murphy 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.
4. The Applicant will install a sign in the existing free-standing sign on the premises. Applicant is permitted to have a LED "Open" sign to advertise that the business is open to the public.
5. All terms and conditions of the Board's prior Resolutions shall remain in full force and effect except as satisfied or amended and not in conflict with this approval.

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

ITEM #3

922 RVD Limited Liability
922 Riverview Drive

Block 169 – Lot 5

Site Plan Approval

Certificate of Use

Mr. Paul Sangillo, Esq. appeared requesting the approval for occupancy of approximately 121,117 sq. ft. of space to be utilized as office space, warehouse, and storage space for inventory of innovative nail and nail strip products. Mr. Sangillo also represented that the Applicant currently has a facility in Clifton, New Jersey and that facility will continue to provide the manufacturing component for the business. Mr. Sangillo represented that there will be no manufacturing done at the Totowa facility. Mr. Sangillo stated the business is commonly known as Color Street and the business is expanding.

Mr. Sangillo also testified that there will be 125 employees on-site and there will be approximately 145 parking spaces. There will be 95 surface outdoor parking spaces and 50 parking spaces in the below ground deck. Mr. Sangillo testified that the Applicant will also add landscaping and will replace the existing signage.

Mr. Jonathan Jung, General Counsel of Color Street represented that the nail products are manufactured in Clifton, consisting of innovative nail strips. The Totowa facility will finish the packaging process and ship out the product. Mr. Jung characterized the work to be done in Totowa as limited packaging. Mr. Jung testified that there is a minimum of three loading docks in the rear and one loading dock on the side. The Applicant is only going to renovate the office space.

Also, testifying on behalf of the Applicant was Hojoon Chung, an Architect. Mr. Chung testified that the footprint of the building is 540 feet by 160 feet. The building is a two-story building. It was represented to the Board that office hours are 9:00 a.m. to 6:00 p.m. through Friday and the warehouse would be open 7:00 a.m. to 7:00 p.m. seven days per week.

Regarding signage, Mr. Chung represented that the Applicant is proposing a building façade sign approximately 28 square feet in area. The Applicant is also providing a freestanding sign to replace the existing freestanding sign. The size of the freestanding sign cannot exceed 50 square feet, nor can it be taller than 15 feet in height. The Applicant requires a design waiver because the Applicant is proposing 79 square feet of signage between the freestanding sign and the building façade sign and a maximum sign area of 60 square is permitted.

With respect to the sufficiency of on-site parking, the Applicant represented that employees carpool or take mass transit and, as a result, the Applicant submits that parking is sufficient for the proposed use. It was also confirmed that there are essentially two shifts. The first shift is from 7:00 a.m. to 2:00 p.m. There is an overlap with the second shift where the second shift is from 12:00 p.m. to 7:00 p.m.

The meeting was opened to members of the public and there were no members of the public present expressing an interest in this application.

A motion was offered by Commissioner Campilango and seconded by Commissioner Murphy 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.
4. Sign approval is hereby granted to permit the Applicant to install a building façade sign as well as a freestanding sign with a cumulative sign area of 79 square feet where a maximum of 60 square feet is permitted.
5. Applicant will submit a landscaping plan which shall be subject to the review and approval of the Board Engineer.
6. There will be no spillover lighting onto adjoining properties.
7. The Applicant stipulates that noise levels at the property line will be in conformance with municipal, county and state standards.
8. All terms and conditions of the Board’s prior resolutions remain in full force and effect except as satisfied or amended and not in conflict with this approval.

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

ITEM #4

Fitness Superstore, LLC
410 Route 46 East

Block 173– Lot 33

Site Plan Approval
Certificate of Use

Applicant was not present.

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to carry this matter to the regular Planning Board meeting of October 8, 2020 without further notice.

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

RESOLUTION:

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to approve the resolution for Anthony Cicero – Blk. 93 – Lot 4 as presented.

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 Festa to adjourn the meeting.

All in favor.....9-0

Respectfully submitted,

Pete Campilango, Secretary

Patricia Paulson
Board Clerk

Date Approved