

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

PASSAIC COUNTY
NEW JERSEY



MINUTES – MARCH 8, 2018

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

PRESENT:

Commissioner Ferraro	Councilman D'Angelo	Mayor Coiro	Commissioner Zarek
Commissioner Paese	Chairman Hennion	Commissioner Campilango	
Commissioner Festa	Richard Briigliodoro, ESQ		

The clerk read the statement of the meeting as follows: The meeting of the Planning Board to be held on the 8th day of March 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.

RESOLUTIONS:

A motion was offered by Commissioner Campilango and seconded by Commissioner Paese to approve the resolution for Coronet – Blk. 11 – Lot 7.01 as presented.

Four agreed on a roll call vote.....4-0

A motion was offered by Commissioner Campilango and seconded by Commissioner Paese to approve the resolution for Frankie & Johnny's Pizzeria & Boardwalk Treats – Blk. 139 – Lot 4 as presented.

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Paese to approve the Planning Board Minutes of March 8, 2018 as prepared.

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

Councilman D'Angelo & Commissioner Festa abstained

VOUCHER:

A motion was offered by Commissioner Campilango and seconded by Commissioner Paese to approve a voucher for Alaimo Engineering, Professional services as listed below:

Invoice 101821 – Meeting Attendance in the amount of \$190.00

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Paese to approve a voucher for Weiner Professional Services as listed below:

Invoice 212599 – General File – TOT-100 in the amount of \$2,332.26

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

ITEM #1

MASTER PLAN REEXAMINATION & MASTER PLAN AMENDMENT

The Planning Board will consider the 2018 Master Plan Reexamination Report and Master Plan Amendment of the Borough of Totowa prepared by Maser Consulting P.A., if adopted, shall be an amendment to the Borough of Totowa Master Plan.

Planning Board Attorney, Rich Briigliodoro gave an overview of the progression which resulted in the Master Plan re-examination and proposed amendment. Items discussed with Planning Board Members included: Overlay Ordinance (Forman Mill & Beaumont Place), adding Affordable Housing on Union Blvd. where possible w/certain requirements, Hickory Hill zoning clarification, Municipal prohibition regarding medical marijuana and the portion of Shepherds Lane rezoned.

After the discussion, a motion was offered by Commissioner Campilango and seconded by Commissioner Paese to open the public portion of the meeting.

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

NO PUBLIC TO BE HEARD

After the discussion, a motion was offered by Commissioner Campilango and seconded by Commissioner Paese to close the public portion of the meeting.

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

The Planning Board determines that the policy, goals and objectives contained in the 2018 Re-Examination Report prepared by Darlene A. Green, P.P., A.I.C.P. of Maser Consulting, P.A. accurately reflects the policies of the Planning Board based upon the current land use patterns as well as land use challenges which presently exist within the municipality. The Planning Board further finds that the 2018 Master Plan Re-Examination contains policy recommendations which best reflect the Planning Board's goal of smart growth and sustainable development.

1. The Board finds that the proposed Multifamily Residential Overlay District for the Forman Mills and Bomont Place properties and the conditionally permitted inclusionary development for affordable housing in the B-2 Local Business District will create new housing opportunities within the Borough. Future developments within these areas have the ability to provide affordable housing in keeping with the request of the Court-appointed Special Master. The aforementioned zoning changes will advance the Borough's goal of selective infill development (Goal No. 3) and provide an appropriate location for Totowa's fair share affordable housing (Goal No. 4). These recommended changes also have the ability to encourage redevelopment of older commercial properties (Goal No. 5) and promote the redevelopment of the B-2 District along the Union Boulevard corridor in conformance with the pattern of development that is on-going (Goal No. 7).

2. The Hickory Hill development emanated from a builder's remedy lawsuit against the Borough of Totowa in 1998. That affordable housing litigation was thereafter settled. When the Borough updated its zoning map in 2015 the development was identified as the AHCD Affordable Housing Contribution District. The municipality's zoning ordinance was never amended to create zoning parameters reflecting the settlement agreement. The zoning standards reflect the setbacks and other bulk requirements established on the filed map. Thus, it is important to rectify the omission and amend Chapter 415 to include the AHCD and the permitted uses and associated bulk standards.

3. The Planning Board accepts the recommendations in the 2018 Master Plan Re-Examination Report that concerns for public safety and the general welfare are important considerations for the residents of the Borough of Totowa and, as such, it is recommended that the Borough prohibit the cultivation, manufacturing, testing and sales of marijuana as well as all land uses that sell or manufacture related paraphernalia.

4. The Planning Board also accepts the recommendations in the 2018 Master Plan Re-Examination Report recommending the reversing the zoning designation of Block 11, Lot 7.01 to reflect on-the-ground conditions. The Planning Board recognizes that there is an existing lighting manufacturer on the site and that other proposed uses for the remainder of the space are actively being considered by potential tenants and, in fact, applications have recently been filed with the Planning Department. There was a time that the building sat empty and idle and now is close to full occupancy. The changed conditions of this property warrant a rezoning to the I-1 restricted industry district.

5. The Planning Board, therefore, adopts the 2018 Master Plan Re-Examination prepared by Darlene A. Green, P.P., A.I.C.P. of Maser Consulting, P.A. and determines that the Borough of Totowa Master Plan shall be amended in accordance with and shall include the recommendations set forth in the 2018 Master Plan Re-Examination.

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

All in favor.....8-0

Respectfully submitted,

Pete Campilango, Secretary

Patricia Paulson
Board Clerk

Date Approved