

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

PASSAIC COUNTY
NEW JERSEY



MINUTES – OCTOBER 28, 2021

Acting Chairman Campilango called the Planning Board meeting of Thursday, October 28, 2021, to order at 7:35 p.m. via a Zoom Meeting for the Borough of Totowa.

PRESENT:

Councilman D'Angelo	Commission Festa	Commissioner Campilango	Mayor Coiro
Commissioner Niland	Commissioner Sabatino	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 28th day of October 2021 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

Express Consolidation Systems 97 Lackawanna Avenue	Block 177 – Lot 6, C301	Site Plan Approval Certificate of Occupancy
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Olivier Fuchs appeared requesting the approval for occupancy of approximately 3,280 sq. ft. of office space. The Applicant is an Ocean Transport Intermediary (OTI) and a Non-vessel Operating Common Carrier (NVOCC) as well as a freight forwarder. The use of the premises for this business was characterized as being largely of a clerical nature.

Acting Chairman Campilango read a letter of intent into the record. The anticipated hours of operation are Monday through Friday from 8:00 a.m. to 5:30 p.m. The business has ten employees including the owners.

Mr. Fuchs testified that the nature of this business is similar to that of a travel agent except their business concerns the importing and exporting of merchandise. The Applicant further concentrates on business-to-business customers. He represented that everything is done via phone or e-mail and that it is a rare occurrence if customers or vendors come to the office.

Regarding the number of on-site parking spaces, the Applicant requires between six to eight parking spaces due to a hybrid work schedule. The Applicant represents that there is sufficient on-site parking to accommodate the business.

With respect to signage, the name of the Applicant's business will be located on the entry door to the office suite. The name of the Applicant's business would be located in the entrance lobby.

A motion was offered by Commissioner Festa and seconded by Commissioner Niland to approve the 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 pertaining to all alarms and security devices.
3. There will be no outside storage of equipment or materials.

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

ITEM #2

Camal Judo, LLC
266 Union Blvd.

Block 30 – Lot 10

Site Plan Approval
Certificate of Occupancy

Anthony Camal, a retired Paterson Fire Captain who has been involved in the martial art of judo for many years, appeared requesting the approval for occupancy of approximately 3,000 sq. ft. of space to operate a martial arts school. Mr. Camal testified that their business was located in Woodland Park since 1996. However, as the result of a recent flood they were no longer able to occupy the premises and they now wish to move to this location in Totowa.

Acting Chairman Campilango read a letter of intent into the record. The anticipated hours of operation are Monday through Friday from 11:00 a.m. to 2:00 p.m., Saturday 10:00 a.m. to 3:00 p.m. with evening classes Monday through Friday from 5:00 p.m. to 9:00 p.m.

Mr. Camal testified that they will paint the front of the building to enhance its appearance. The garage will be used at the present time for storage purpose. The Applicant is proposing cosmetic changes such as painting and redecorating as well as just generally cleaning out the tenant space.

The Applicant is proposing to install a white and black sign. The Applicant stipulated that it will not have any neon signs. Furthermore, the Applicant was advised by the Planning Board that any signage in any glass window or in the glass entry door could not exceed 20% of the glass window or glass door area

A motion was offered by Commissioner Festa and seconded by Commissioner Niland to approve the 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 pertaining to all alarms and security devices. Applicant complying with the Sign Ordinances of the Borough of Totowa.
3. The Applicant is permitted to install a white and black sign to be located on the building. Any signage or lettering on the glass windows or glass door shall not exceed (20%) of the area of the glass window or glass door.
4. There will be no outside storage of equipment or materials.

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

ITEM #3

West River Realty Assoc. LLC
20 West End Road

Block 170.03 – Lot 2

Preliminary & Final Site Plan
Parking Area – Variances

The Applicant had been in communication with Planning Board Attorney, Rich Briigliadoro and requested that this matter be carried to our regular Planning Board Meeting of December 9, 2021.

A motion was offered by Commissioner Festa and seconded by Commissioner Niland to carry this matter to our regular meeting of December 9, 2021 at 7:30pm without further notice.

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

ITEM #4

Totowa Beacon, LLC
1 Commerce Way

Block 166.03 – Lot 13

Final Site Plan Approval
Flex Warehouse

Raymond B. Reddin, Attorney for the applicant, provided an overview of the site from a historical perspective. He stated that at one time, 1 Commerce Way consisted of approximately 13 to 14 separate lots. There was a master developer at that time. The master developer conveyed title to Mack-Cali in 2000. Mack-Cali then presented an application for development before the Borough of Totowa Planning Board and obtain preliminary and final site plan approval to permit the construction of a 30,000 square foot flex building. Thereafter, the Applicant acquired title to the Property in approximately 2015 or 2016, and the Applicant now seeks approval to construct an approximate two-story 38,000 square foot flex building.

Mr. Trevor Curtis, P.E., testified that his office prepared the preliminary and final major site plan that was submitted to the Planning Board. He confirmed that in 2006 the site was partially constructed. At the end of the cul-de-sac, he indicated there are two access points. One is shared with Lot 12 and the other provides access into the subject lot. He characterized the existing development as substantially developed, with the exception of this building. Mr. Curtis then introduced into evidence Exhibit A-1 which was identified as a colorized version of the site plan.

Mr. Curtis testified that the Applicant previously received approval to construct a 30,000 square foot one-story building. The Applicant now seeks approval for a 38,750 square foot building, wherein the ground floor will be for warehouse purposes and there will be a partial second floor proposed for an office use. The Applicant is also proposing concrete walkways and Americans with Disabilities Act access (ADA access). Furthermore, curbing is proposed around the site and additional landscaping is proposed for the southern portion of the site. Mr. Curtis confirmed that no variances are required in this development application. Mr. Curtis addressed the sufficiency of on-site parking and represented that the Applicant is still providing the 90 parking spaces as previously approved by the Planning Board. The Applicant is also proposing a monument sign at the Commerce Way right-of-way, which sign conforms to the ordinance requirements.

Mr. Curtis also represented that the Applicant is proposing a sub-surface stormwater detention basin located beneath the northwest parking area in the front of the building. Mr. Curtis further testified regarding the proposed reductions in stormwater. He represented there will be a 50% reduction with respect to a two-year storm event, a 75% reduction relative to a ten-year storm event and an 80% reduction with respect to a 100-year storm event.

Mr. Curtis also confirmed on the record the receipt of a review report from the Board Engineer, Michael Cristaldi of Richard A. Alaimo Engineering Associates, dated October 26, 2021. Mr. Curtis testified that the Applicant would comply with all terms and conditions set forth within the Board Engineer's review report.

Mr. Curtis indicated that the prior Applicant received approval to construct 10 loading docks. This application is reducing the number of loading docks from 10 loading docks to 5 loading docks. However, there are also drive-in loading areas within the building. Mr. Curtis stated that the height of the building is at 38 feet, which is less than the 40-foot maximum height permitted in the I-3 zone. He also confirmed that the Applicant is continuing to provide 90 on-site parking spaces which is consistent with the prior approval.

Mr. Kurt Vierheilig, AIA, a licensed architect provided testimony to the Planning Board in the field of architecture. Mr. Vierheilig introduced into evidence Exhibit A-2 which he identified as a colored rendering of the site dated October 28, 2021 and further identified as Sheet PR-1. Mr. Vierheilig represented that the proposed building is approximately 38,750 square feet. He stated that the footprint is essentially the same as that which the Board previously approved. He also confirmed that there are 5 access doors in the rear of the site and there are four (4) proposed entrances on the first floor of the building. Mr. Vierheilig also discussed other exterior building materials, indicating that there will be glazing across the front of the building, metal panels, aluminum glass storefront system, and other architectural features.

Regarding signage, Mr. Vierheilig testified that the Applicant is proposing a monument sign. The proposed monument sign is 9 feet wide and 4 feet 4 inches in height. The sign was characterized as being a box sign externally illuminated with a total sign area of 38.97 square feet.

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

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

NO PUBLIC TO BE HEARD

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

A motion was offered by Commissioner Festa and seconded by Commissioner Niland to approve the preliminary and 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. All terms and conditions from the Board's previous Resolution of approval shall remain in full force and effect except as satisfied or amended and not in conflict with this approval.
2. The granting of this application is subject to and conditioned upon the Applicant complying with all terms and conditions set forth in the Board Engineer's review report dated October 26, 2021 and prepared by Michael Cristaldi of Richard A. Alaimo Engineering Associates.
3. The granting of this application is subject to and conditioned upon New Jersey Department of Environmental Protection (NJDEP) approval, if required.
4. The granting of this application is subject to and conditioned upon Passaic County Planning Board approval, if required.
5. The granting of this application is subject to and conditioned upon Hudson Essex Passaic Soil Conservation District approval, if required.

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Niland to approve the Planning Board Minutes of September 23, 2021 as prepared.

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

Commissioner Festa abstained

A motion was offered by Commissioner Campilango and seconded by Commissioner Niland to approve the Planning Board Minutes of October 14, 2021 as prepared.

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

RESOLUTIONS:

A motion was offered by Commissioner Campilango and seconded by Commissioner Niland to approve the resolution for Impact Steel Erectors – Block 172, Lot 2.01 for as presented.

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Niland to approve the resolution for Quick Cook Caribbean Food Truck – Blk. 174 – Lot 12 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.....6-0

Respectfully submitted,

Pete Campilango, Secretary

Patricia Paulson
Board Clerk

Date Approved