

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

PASSAIC COUNTY
NEW JERSEY



MINUTES – MARCH 24, 2022

Chairman Hennion called the Planning Board meeting of Thursday, March 24, 2022, to order at 7:30 p.m. via a Zoom Meeting for the Borough of Totowa.

PRESENT:

Commission Niland	Commissioner Murphy	Commissioner Campilango	Councilman D'Angelo
Mayor Coiro	Commissioner Zarek	Commissioner Sabatino	Commissioner Hanrahan
Chairman Hennion	Richard Brigliadoro, ESQ	Mike Cristaldi, 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 March 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

United Supply 85 Route 46 West	Block 177 – Lot 5	Minor Site Plan Approval Certificate of Occupancy
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Mr. Benjamin Wine, attorney for the applicant and Mr. Fred Tamberelli, President appeared requesting approval for occupancy of approximately 57,649 sq. ft of space for a wholesale HVAC business.

Mr. Tamberelli stated that the business will be known to the public as Ruud and that Ruud is a Division of Rheem. He stated Rheem provides furnaces, condensing units in the HVAC business as well as selling accessories and parts. Mr. Tamberelli represented that the Applicant does not engage in retail business, but rather the Applicant's business is a wholesale business inclusive of selling to contractors. Mr. Tamberelli also stated the company has 13 locations in New Jersey and 2 locations in New York.

Mr. Tamberelli explained the operation of the business. The anticipated hours of operation are 7:00 a.m. to 5:00 p.m. Monday through Friday. However, the business may be open on Saturday from 8:00 a.m. to 1:00 p.m. if necessary. The business will also have a showroom in addition to the warehouse component.

Mr. Tamberelli explained that the Applicant has three trucks which he identified as one van, one 16 foot box truck and one 26 foot box truck. The trucks make deliveries. In addition, contractors may come into the building and place orders and take the product with them.

Mr. Tamberelli stated that it is anticipated that there will be six employees on-site to start the business with potential growth to twelve employees. He also estimated that four contractors at any one time in the building would probably be the maximum.

Mr. Tamberelli testified that the Applicant will contract with a private waste management company for refuse and recycling materials. He also indicated that there will be one dumpster for trash and one dumpster for recycling.

Mr. Tamberelli stated that the Applicant would refurbish the interior space by repainting and making other cosmetic changes in order to freshen up the appearance of the interior of the building. He confirmed that there will be no retail operation on-site. He further confirmed that there will be no outside storage of equipment or materials. He did indicate, however, that there may be a time that a truck is loaded, sits overnight but then goes out the next morning for delivery. Mr. Tamberelli also confirmed that there are three loading docks on-site and there are twenty-three parking spaces, both of which are sufficient for the Applicant's needs.

Regarding signage, the Applicant will put a sign on the building no larger than the signage of the prior tenant. In addition, there is a pylon sign located off of Lackawanna Avenue and the Applicant will place signage in the space provided on the existing freestanding pylon sign.

A motion was offered by Commissioner Campilango and seconded by Commissioner Murphy 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. The Applicant will comply with the sign Ordinances of the Borough of Totowa. The Applicant is permitted to install signage on the building no larger than the signage of the prior tenant. The Applicant is also permitted to install signage in the space provided on the existing freestanding pylon sign.
4. There will be no outside storage of equipment or materials.

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

ITEM #2

Total Wine
465 Route 46 West

Block 174 – Lot 1

Minor Site Plan Approval
Certificate of Occupancy

Mr. Anthony Fiorello, attorney for the applicant, Mr. Robert Shaffer, Council for Total Wine, and Jason Wilson appeared requesting approval for the occupancy of approximately 30,000 sq ft of space for a retail store marketing items inclusive, but not limited to, beer, wine, spirits, juices, mixers, non-alcoholic beverages along with other food and non-food items for sale to the public.

Mr. Robert Shaffer, Esq. who is an executive and general counsel to Total Wine. Mr. Shaffer testified that Total Wine is located in 20 states and has 229 stores. Total Wine has operated four stores in New Jersey for the past 15 years. Mr. Shaffer represented that the Totowa store is approximately 30,000 square feet in area which is about 10% larger than both the West Orange facility which is about 24,000 square feet in area and the River Edge facility which is approximately 27,000 square feet in area. Mr. Shaffer represented that there are loading docks in the rear of the building for delivery of inventory. Mr. Shaffer also stated that recycling containers would be located in the rear of the building.

Mr. Shaffer indicated that it is anticipated that the Applicant would start with approximately 30 to 35 employees and that they would like to grow the business to where they would have 50 employees. Mr. Shaffer testified that approximately 75% of the employees are full-time and 25% of the employees are part-time. Mr. Shaffer also testified that on a typical shift there would be approximately twenty-five employees on-site. Mr. Shaffer further testified that the hours of operation are 9:00 a.m. to 10:00 p.m. seven days per week.

Mr. Shaffer addressed the issue of on-site parking. He testified that Total Wine has been allocated 156 parking spaces. He also indicated that there is a large parking field which is also available for use and, as such, parking is sufficient for the proposed use of the property. Mr. Shaffer also testified in regard to having a pickup area on-site. Mr. Shaffer testified that a pickup area is located in front of the store. There are designated parking stalls in the parking lot for curbside pickup. In addition, a customer can go into the store to the customer service area and pickup pre-ordered items.

The next witness to testify on behalf of the Applicant was Jason Wilson who is employed by RRMM Architects, P.C. Mr. Wilson testified regarding the interior of the building. He reviewed the floor plan with the Board. Mr. Wilson represented that there will be coolers and a humidifier on-site. He stated that they would be fabricated off-site and brought in and installed on the site. He also testified that no load bearing walls are being constructed as part of this application.

The Applicant also reviewed signage. It was represented to the Board that the prior tenant, Babies R Us had a front façade sign approved by the Planning Board at 320 square feet. The Applicant is removing that sign and replacing it with a Total Wine sign approximately 299 square feet in area. Furthermore, there is an existing freestanding pylon sign and the Applicant will locate signage in the space provided in the existing freestanding pylon sign.

A motion was offered by Commissioner Campilango and seconded by Commissioner Murphy 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. The Applicant will comply with the sign Ordinances of the Borough of Totowa. The Applicant is permitted to install a front building façade sign not to exceed 300 square foot above the front entrance. The Applicant is also permitted to install a sign identifying the name of the business in the space provided on the existing freestanding pylon sign.
4. There will be no outside storage of equipment or materials.

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Murphy to approve the Planning Board Regular Minutes of March 10, 2022 as presented.

Eight agreed to a roll call vote... 8-0
Commissioner Zarek abstained

Mayor Coiro confirmed that the Planning Board will be returning to our In-Person meetings on May 12, 2022. Rich Brigliadoro indicated that a revised Annual Schedule would need to be published as well as informing the Building Code office and possible applicants.

A motion was offered by Commissioner Campilango and seconded by Commissioner Murphy to return to In-Person Planning Board meetings on May 12, 2022 and thereafter.

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

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

All in favor.....9-0

Respectfully submitted,

Pete Campilango, Secretary

Patricia Paulson
Board Clerk

Date Approved