

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

PASSAIC COUNTY
NEW JERSEY



MINUTES – SEPTEMBER 28, 2017

Chairman Hennion called the Planning Board meeting of Thursday, September 28, 2017 to order at 8:00 p.m. in the Municipal Building of the Borough of Totowa.

PRESENT:

Commissioner Campilango	Chairman Hennion	Commissioner Zarek	Vice Chairman Coiro
Councilman D'Angelo	Mayor Coiro	Commissioner Murphy	Commissioner Festa
Commissioner Paese	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 September 2017 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

Atlantic Medical Group 650 Union Blvd.	Block 143 - Lot 1	Minor Site Plan Certificate of Occupancy
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John M. DeMarco, Esq. of Schenck Price Smith & King, LLP, 220 Park Avenue, Suite 220, Florham Park, attorney for the applicant appeared requesting the approval for occupancy of approximately 5,362 sq ft of space to operate a medical office for an internal medical practice. The physicians are primary care physicians. There will be four general practice physicians on-site. Patients will be scheduled at intervals of 15 and 30 minutes and will be by appointment only.

Mr. Edward Martins, the Manager testified regarding the design and construction of the facility at this location on behalf of AHS Hospital Corp. Mr. Martins testified that there would be approximately 14-15 examination rooms. There will also be five bathrooms including a staff bathroom. Mr. Martins also testified that healthcare regulations mandate that every examination room have a sink installed.

Mr. Martins further testified there will be approximately fifteen employees including four physicians on-site. The medical facility will be open to the public Monday through Friday from 8:00 a.m. to 6:00 p.m. and on Saturday from 8:00 a.m. to 1 p.m.

The medical office facility is part of a shopping center. There are a total of 206 parking spaces on-site. Parking is shared in common with the other tenants and customers of the shopping center. Twenty-seven parking spaces have been allocated for use by the Applicant.

The Applicant will provide building façade signage on the front façade of the building, as well as on the side of the building since the space to be occupied by the Applicant is an end unit. The Applicant proposes signage 48.25 square feet with the text "Atlantic Medical Group – Primary Care" along with a logo.

The proposed building façade signage for both the front and side of the unit is identical. The Applicant also represented will not have signage on the existing freestanding sign.

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 to install two new building facade signs with one sign being affixed to the front façade and one sign being affixed to the side of the building with each sign not to exceed 48.25 square feet in accordance with Sign Plans
5. The granting of this application is subject to and conditioned upon all other applicable rules, regulations, ordinances, and statutes of the Borough of Totowa, County of Passaic, State of New Jersey or any other agency having jurisdiction hereunder.

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

ITEM #2

Totowa Development Group, LLC
10 Taft Road

Block 170.02 - Lot 12

Prelim & Final Site Plan
Addition

Mr. Stephen Geller, attorney for the applicant appeared requesting the approval for request for preliminary and final site plan approval. The Applicant seeks approval for the construction of a one-story approximately 1,000 square foot addition, to the northwesterly side of the existing building on the property to house a process boiler and similar equipment. The Applicant is the owner of the property. The property is leased to Centrome, Inc. d/b/a Advanced Biotech, Inc., which operated a business which involves the purchase, sale, manufacture and warehousing of flavor products utilized primarily in the food industry.

Joseph M. Sterba, Architect, testified that the building addition is approximately 25 feet by 40 feet in size. The exterior of the addition will consist of a stucco construction material and will match the color of the existing building. Mr. Sterba stated that the existing building is approximately 80,000 square feet in size. The proposed process boiler room will contain machinery, steam and conditioned water. The machinery includes a chiller and a compressor. Mr. Sterba represented that these pieces of equipment are noisy and that is the reason why the Applicant is building a separate room to contain the equipment. Mr. Sterba stated that the building is approximately 21 feet high and the proposed addition would only be 18½ feet high. Mr. Sterba introduced into evidence Exhibit A-1 which is a photograph depicting the area of the building where the addition will be located. Mr. Sterba testified that odor mitigation systems are already in place within the building. He also represented that the Applicant will be cutting a door from the production area to gain access to the boiler room.

The Planning Board Engineer requested that the Applicant provide some stormwater management measures as a result of the building addition, and recommended that the Applicant provide a seepage pit which will handle a 25-year storm event. The Applicant stipulated that it would provide a seepage pit to meet the requirements of the Board Engineer and that the Applicant will submit plans to the Board Engineer regarding satisfaction of the proposed stormwater management measures as requested by the Board Engineer.

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

NO PUBLIC TO BE HEARD

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

A motion was offered by Commissioner Paese and seconded by Commissioner Festa 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. 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.
The Applicant will install a seepage pit which shall be sufficient to handle a 25 year storm event and shall be subject to the review and approval of the Board Engineer.
4. The Applicant agreeing to open and maintain an escrow account with the Borough of Totowa and to keep the account current with sufficient funds for inspection and review fees.
5. 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 #3

MiMutual Mortgage Inc.
409 Minnisink Road

Block 171 - Lot 17

Minor Site Plan
Certificate of Occupancy

Applicant was not present.

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to carry this matter to the next regular Planning Board meeting of October 12, 2017 at 8:00pm.

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

RESOLUTIONS:

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to approve the resolution for Mochidoki - Block 166.03 - Lot 17 as presented.

Seven agreed on a roll call vote.....7-0

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to approve the resolution for Dubai Auto Group - Block 139 - Lot 1 as presented.

Seven agreed on a roll call vote.....7-0

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to approve the resolution for Wireless PCS - Block 11 - Lot 2 as presented.

Seven agreed on a roll call vote.....7-0

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to approve the resolution for Devash Farms, LTD - Block 170.02 - Lot 9 as presented.

Seven agreed on a roll call vote.....7-0

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

All in favor.....9-0

Respectfully submitted,

Pete Campilango, Secretary

Patricia Paulson
Planning Board Clerk

Date Approved