

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

PASSAIC COUNTY  
NEW JERSEY



## MINUTES – MARCH 11, 2021

Chairman Hennion called the Planning Board meeting of Thursday, March 11, 2021 to order at 7:30 p.m. via a Zoom Meeting for the Borough of Totowa.

### **PRESENT:**

Councilman D'Angelo	Commissioner Festa	Commissioner Ferraro	Commissioner Campilango
Mayor Coiro	Commissioner Niland	Commissioner Murphy	Commissioner Zarek
Chairman Hennion	Mike Cristaldi, PE	Richard Briigliodoro, ESQ	

The clerk read the statement of the meeting as follows: The meeting of the Planning Board to be held on the 11th day of March 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***

Hello Fresh	Block 158 – Lot 4	Site Plan Approval
8 Vreeland Ave		Certificate of Use

Planning Board Attorney, Rich Briigliodoro informed Board Members and public that the Attorney for Hello Fresh has requested that this matter be carried to our next regular meeting of March 25, 2021 at 7:30pm without further notice.

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to carry this matter to our next regular meeting of March 25, 2021 at 7:30pm without further notice.

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

### ***ITEM #2***

Impact Steel Erectors, Inc.	Block 171 – Lot 17	Minor Site Plan Approva
409 Minnisink Road		Certificate of Use

Mr. Ricardo J. Monterio, attorney for the applicant and Wesley Pereira appeared requesting approval of occupancy of approximately 10,000 sq. ft of space to operate a light manufacturing and office operation for the company's family-owned steel erection business. Mr. Pereira testified that the Applicant has acquired title to the subject property.

The anticipated hours of operation are Monday through Friday from 7:00 a.m. to 5:00 p.m. and Saturday from 7:00 a.m. to 1:00 p.m. However, Mr. Pereira stated that the business is not always open on Saturday, but only when the need arises. Mr. Pereira testified that the Applicant employs approximately seventeen people. Mr. Pereira clarified that the site will be used for light manufacturing and vehicle storage. The business has seven trucks. The steel erection occurs off-site at the various job locations.

Mr. Pereira testified that generally there are approximately four to five employees on-site; while other workers come to the site, pick up the trucks and then go to job site. Mr. Pereira testified that workers carpool to work and then drive to the job site. The shop workers fabricate miscellaneous metals and structural steel i.e., stairs, railings, beams, etc. by means of welding, drilling, cutting and steel piping. Mr. Pereira confirmed that regarding the number of on-site parking spaces, there is more than sufficient on-site parking to accommodate the employees.

Mr. Pereira also testified that most of the steel is delivered from the manufacturer directly to the job site. He estimated this occurs approximately 90% of the time. Mr. Pereira further testified that approximately one delivery per week comes to his place of business. He further represented that there is sufficient room on-site for tractor trailers and other trucks to load and unload their materials. Mr. Pereira also represented that shavings from the steel manufacturing process are collected and disposed of by a private hauler. They are not discharged to the sanitary sewer system. Mr. Pereira also confirmed that any noise from the manufacturing process would not exceed the legal limits at the lot line. Regarding signage, the Applicant will use the same dimensions as the prior sign but will change the text to reflect the name of the new business.

After a discussion, a motion was offered by Commissioner Campilango and seconded by Commissioner Festa 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 regarding all alarms and security devices.
3. There will be no outside storage of equipment or materials.
4. No sound from the manufacturing business shall not exceed government limits at the lot line.
5. The applicant will comply with the Totowa Sign Ordinance. The applicant is permitted to utilize the existing façade sign with the change of the text to reflect the name of the new business. The sign shall be no larger than the existing signage and illuminated in the same manner.

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

**ITEM #3**

Totowa Primary Care Ctr.  
160 Union Blvd.

Block 32 – Lot 5

Minor Site Plan Approval  
Certificate of Use

Cheri Matusevich and Dominic DeFabiis appeared requesting approval for occupancy of approximately 3,100 sq. ft. of space to operate a primary care/urgent care medical office.

A letter of intent was read into the record. The anticipated hours of operation are Monday through Friday from 8:00 a.m. to 5:00 p.m. Saturday hours are from 9:00 a.m. to 2:00 p.m. and the office will be closed to the public on Sunday.

The Applicant testified that medical waste will be disposed of and removed from the site by a private contractor in accordance with the applicable governmental regulations for disposal of medical waste. The Board also accepts the representations of the Applicant that parking will be shared with other tenants at this facility.

Regarding signage, the Applicant requested approval for a 30 square foot building façade sign. The Planning Board previously considered an application for development by the property owner to construct the shopping center, which included approval for signage. The Planning Board approved the property owner's application on April 13, 2017 and the decision of the Board was memorialized in a Resolution adopted on May 11, 2017. At the time of the 2017 hearing, a sign plan was presented to the Board.

The Board at that time approved six building façade signs with five signs being approved for the larger building and one sign being approved to be located on the smaller building. The total sign area for the building façade signs for both buildings cannot exceed 189 square feet. Further, the Board also permitted the owner to install signage on the existing double-sided freestanding pylon sign with no increase from the existing sign area. In addition, the board required that the freestanding pylon sign be on a timer with the sign not being illuminated between the hours of 11:00 p.m. and 6:00 a.m. Therefore, this Applicant is required to comply with the 2017 Planning Board approval regarding signage.

A motion was offered by Commissioner Campilango and seconded by Commissioner Niland 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 regarding all alarms and security devices.
3. There will be no outside storage of equipment or materials.
4. Medical waste shall be removed by a private contractor in accordance with all governmental and health regulations.
5. The Applicant complying with condition number 4 of the Planning Board Resolution adopted on May 11, 2017 regarding signage for this site. Condition number 4 of the 2017 Resolution permits the site to have a total of six building façade signs with a maximum of five signs on the larger building and one sign on the smaller building. The total sign area for the building façade signs for both buildings shall not exceed 189 square feet. Regarding the existing double-sided freestanding pylon sign, there shall be no increase from the existing sign area. The freestanding pylon sign shall also be on a timer with the sign not being illuminated between the hours of 11:00 p.m. and 6:00 a.m.

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

**ITEM #4**

Powerhouse Nutrition  
253 Union Blvd.

Block 43 – Lot 27

Minor Site Plan Approval  
Certificate of Use

Mr. Eliot Jeri and Ms. Tamara Rivera appeared requesting approval for occupancy of approximately 600 sq. ft. of space to operate a “shake bar”. The nature of the business is that of a retail store for the sale of herbal life powder protein shakes. They have two existing facilities, in Paterson and in Passaic.

A letter of intent was read into the record. The hours of operation are Monday through Friday from 7:00 a.m. to 2:00 p.m. and then from 4:00 p.m. to 8:00 p.m. There are also hours of operation on Saturday and Sunday from 8:00 a.m. to 6:00 p.m.

Mr. Jeri represented that the business would occupy approximately 600 square feet of space at this location. The nature of the business is that of a retail store for the sale of herbal life powder protein shakes. Ms. Rivera testified that a customer could buy the products on-site or they can have the products shipped to their home. The customer can also try a sample of the various powder protein shakes that are offered for sale.

Regarding signage, the Applicant represented that there is an existing box sign, and the Applicant will change the text to reflect the name of the new business. The Applicant also agreed that the sign colors would comply with the Ordinance such that the background would either be classic navy blue, hunter green or burgundy. The Applicant was also advised that any type of signage or lettering on either the glass area of the window or glass door cannot exceed 20 percent (20%) of the glass area of the window or glass door.

A motion was offered by Commissioner Campilango and seconded by Commissioner Niland 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 regarding all alarms and security devices.
3. There will be no outside storage of equipment or materials.
4. The Applicant shall use the existing sign box with a change of text to reflect the name of the new business, the background of the sign shall conform to the Totowa Borough Sign Ordinance with permitted colors being classic navy blue, burgundy or hunter green. Any signage or lettering on the glass windows or glass door shall not exceed 20 percent of the area of the glass window or glass door.

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Niland to approve the Planning Board Minutes of February 25, 2021 as prepared.

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

Commissioner Festa and Commissioner Ferraro abstained

**RESOLUTIONS:**

A motion was offered by Commissioner Campilango and seconded by Commissioner Zarek to approve the resolution for Studio 409 – Blk. 171 – Lot 17 as presented.

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Zarek to approve the resolution for Ardwyn Binding Products Co., Inc. – Blk. 10.01 – Lot 2 as presented.

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Zarek to approve the resolution for United Federated Systems – Blk. 179 – Lot 2.02 as presented.

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

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

All in favor.....9-0

Respectfully submitted,

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Pete Campilango, Secretary

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Patricia Paulson  
Board Clerk

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Date Approved