

BOROUGH OF TOTOWA PLANNING BOARD

PASSAIC COUNTY
NEW JERSEY



MINUTES – APRIL 11, 2019

Chairman Hennion called the Planning Board meeting of Thursday, April 11, 2019 to order at 8:00 p.m. in the Municipal Building of the Borough of Totowa.

PRESENT:

Councilman D'Angelo	Commissioner Sabatino	Commissioner Campilango	Commissioner Zarek
Commissioner Murphy	Commissioner Ferraro	Chairman Hennion	Mayor Coiro
Vice Chairman Coiro	Commissioner Niland	Commissioner Festa	Mike Cristaldi, PE
Richard Briigliadoro, ESQ	Darlene Greene		

The clerk read the statement of the meeting as follows: The meeting of the Planning Board to be held on the 11th day of April 2019 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.

Chairman Hennion excused himself due to a conflict.

ITEM #1

Three Crown Development 1 Ottilio & 101 Forest	Block 9 - Lots 1 & 3	Preliminary Major Site Plan 81 Unit Multi-Family Development with lot merger, Variances & related relief
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Ms. Priscilla Triolo, attorney for the applicant appeared for the continuation of a public hearing seeking a Preliminary Major Site Plan Approval and related relief for an 81-Unit Multi-Family Condo Development within the R-AH Affordable Housing Zone. She reminded the Board Members that at the last meeting testimony was heard from the architect. Variances for the property include frontage, buffers, number of trees, trash enclosure in front of buildings, setback waiver for a monument sign along Preakness and others to be discussed.

The following exhibits were identified and entered by the applicant:

- A9- Amended Floor Plan for three-bedroom unit located on the 3rd floor in one building dated 3/26/19.
- A10 – Proposed Site Conditions -Aerial Photo 3/20/18
- A11 – Building Height Calculations dated 3/21/19
- A12 – Forrester Landscaping Letter regarding existing trees and new plantings dated 3/27/19
- A13 – Passaic Valley Water Commission letter identifying sewer requirements
- A14 – Fire Truck Turning Plan dated 9/24/18
- A15 – Turning Template dated 4/10/19
- A16 – Garbage Truck Turning Plan dated 9/24/18

Ms. Kiersten Osterkorn, Engineer provided testimony as to the overall site being 10.7 acres with the proposed application being for 81 Units for a Multi-Family Condo Development with Affordable Housing. Ms. Osterkorn described the conditions of the property and the challenges it presented for placement of the project as well as its access and drainage conditions. The project proposes 165 parking spaces where 162 parking spaces are required. Ms. Osterkorn discussed grading of the property. There will be a detention system located under the parking area. Further discussion regarding water & sewer and the applicant intends to connect to the existing Borough of Totowa water tank. The applicant also intends to connect to the Paterson sewer system. 18 lighting fixtures are proposed and will be shielded so that no lighting will affect neighboring properties. The applicant still has not meet with the Fire Officials but will be doing so in the near future. Garbage collection will be private as well as snow removal.

Ms. Osterkorn then addressed the Boro Planner's Review letter comments. Darlene Green addressed some additional comments regarding details on the plans, signage, retaining wall height and fencing, and snow storage/removal.

B1 – Boro Planner's Review Letter 2/11/19

B2 – Boro Planner's Review - Details on Plans 3/20/19

Next Ms. Osterkorn addressed the Planning Board Engineer's letter regarding grading, buffers, drainage, water, sewer, and identifying trees under six inches. The Engineer made a request that all exhibits be submitted as PDF files.

B3 - Engineer's Report dated 2/15/19

B4 - Engineer's Report dated 2/25/19

B5 – Engineer's Review Report dated 4/2/19

B6 – Letter from Sub Code Official Alan Burghardt discussing Fire comments

After a lengthy question/answer discussion with Planning Board members and the applicant, regarding collection of water, grates for snow removal, buffers, driveway to complex, emergency vehicles, and the possibility of obtaining Paterson and County's approvals for connecting this project to their sewer, storm water systems. The applicant indicated that Paterson and the County would not entertain an application until they know that Totowa has given preliminary approval.

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

All In Favor 9-0

Elissa Labagnara – 111 Chatam Ave, Paterson – concerns regarding water problems, trash enclosures, gate for emergency systems.

David Dennis – 317 Berkshire Ave, Paterson – concerns regarding the present condition of flooding and future water issues.

James Ott – 300 Arlington Ave, Paterson – unclear as to the access for the project. Also concerns regarding blasting on the property.

Robert Niemiec – 7 Hamilton Trail, Totowa – concerns regarding Preakness Avenue access and plans for emergency access and the response time to this project. Concerns with Buffer on the West side of the property lighting from the property, the private garbage collection and property values going down.

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

All In Favor 9-0

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to carry this matter to the next Planning Board meeting of April 25, 2019 at about 8pm.

All In Favor 9-0

A motion was offered by Commissioner Campilango and seconded by Commissioner Murphy to readmit Chairman Hennion into the remainder of the meeting.

All In Favor 9-0

ITEM #2

Ciba Vita 12 Vreeland Avenue	Block 158 - Lot 3 <i>carried</i>	Amended Site Plan 2 nd Work Shift – 4pm – 1am Seven Days per week
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Mr. Anthony Fiorello, attorney for the applicant gave an overview of the prior presentation, approval and provided the following exhibits into the record:

- Exhibit A1 – Renderings
- Exhibit A2 – Site Plan

Mr. Anthony Fiorello indicated that the applicant would like to add a second shift due to growth and business demands. Mr. Fiorello met with some of the adjacent property owners and will address concerns.

Juan Ortiz – COO testified as to the nature of the business and the need for the flexibility. He indicated that the Applicant has entered into a Lease for a 70,000 square foot facility on Madison Road in Totowa. The addition of this second facility will allow for the second shift without impacting parking. Smaller box trucks will primarily be used at the Madison Road facility. With occasional spikes in business there may be times when weekend work would be necessary and would only be a first shift operation. In order to be a good neighbor, the Applicant has removed a picnic table that was located in the buffer area and employees will not be permitted outside. Mr. Ortiz testified that there are no deliveries on weekends. Deliveries are only made Monday thru Friday. Signs were located near each driveway indicating ingress & egress and during off hours barriers are placed in each of the driveways. Mr. Ortiz also indicated that additional 8’ evergreen plantings are proposed along Vreeland Avenue and some additional plantings in the buffer.

Mr. Ahmet Celik- President provided a review the business operations and addressed the business’ need for flexibility.

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

All In Favor 9-0

Mr. Jim Crocitto – 281 Winifred Drive expressed his concerns regarding the light on the corner of the building that faces his residence.

Debra D’Agostino - 70 Vreeland Ave –Sent an email dated 4/11/19 to the Planning Board Attorney, which was forwarded to Board Members regarding concerns/violations from the prior approval along with several photographs. The photographs depict Tractor Trailers parking on Vreeland Ave waiting for access to loading

docks. Ms. D'Agostino also contends that the Applicant has already commenced working a second shift before approval is granted.

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

All In Favor 9-0

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to carry this matter to the Planning Board meeting of May 5, 2019 at about 8pm.

All In Favor 9-0

ITEM #3

JJM Packaging, LLC 20 Commerce Way	Block 166.03 - Lot 14 <i>Units E & F</i>	Minor Site Plan Certificate of Use
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Mr. Joseph Apuzzo appeared requesting approval for the occupancy of approximately 19,854 sq. ft. of space to be used as a re-packaging operation. The applicant will repackage powdered products into smaller packages including, but not limited to, k-cups and pouches.

Mr. Apuzzo states that there will be approximately twenty employees. The Applicant has also been provided with forty parking spaces. The hours of operation are anticipated to be Monday through Friday from 7:00 a.m. to 5:00 p.m. Regarding signage, the Applicant will have a sign on the door to the tenant space and on the directory for the building.

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 in regards to all alarms and security devices.
3. There will be no outside storage of equipment or materials.
4. The applicant will comply with the Totowa Sign Ordinance.

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

ITEM #4

Residential Commercial Title, LLC & Michael Cannataro ESQ, LLC	Block 103 - Lot 14	Minor Site Plan Certificate of Use
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Mr. Michael Cannataro, Esq. requesting approval to occupy approximately 1,200 sq. ft. of office space to accommodate a law office and a Title Agency. The hours of operation will be 9:00 a.m. to 6:00 p.m. Monday through Friday. There will be approximately 3 full-time employees and 1 part-time employee.

Mr. Cannataro testified that there will be two (2) businesses located in that space. Residential Commercial Title Agency, LLC (RESCOM) is a full service title and settlement company. The title company will conduct title agency officer duties as well as closing of residential and commercial real estate files. Mr. Cannataro represented that the majority of real estate closings take place at the office of the buyer's attorney. However, the title company will conduct some closings at its' own office. In addition, Mr. Cannataro testified he operates a small legal practice as "of counsel" to the title company. With respect to signage, the Applicant indicated that the Applicant will provide signage to identify the names of the businesses and would be no larger than the existing signage on the premises.

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

All in Favor 9-0

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.

All in Favor 9-0

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 in regards to all alarms and security devices.
3. There will be no outside storage of equipment or materials.
4. The applicant will comply with the Totowa Sign Ordinance.

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

RESOLUTIONS:

A motion was offered by Commissioner Campilango and seconded by Commissioner Murphy to approve the resolution for Price Buster Furniture Outlet – Blk. 173 – Lot 33 as presented.

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Murphy to approve the resolution for CPT NJ - Corbion – Blk. 180 – Lots 5 & 5.01 as presented.

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to approve the resolution for NJDC Urban Renewal – Blk. 154 – Lot 19.03 as presented.

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

VOUCHER:

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to approve a Invoice # 109198 for Alaimo Engineering for meeting attendance ending 2//6/19 in the amount of \$200.00.

All in favor.....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