

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

PASSAIC COUNTY
NEW JERSEY



MINUTES – APRIL 13, 2017

Chairman Hennion called the Planning Board meeting of Thursday, April 13, 2017 to order at 8:00 p.m. in the Municipal Building of the Borough of Totowa.

PRESENT:

Commissioner Campilango	Commissioner Murphy	Chairman Hennion	Mayor Coiro
Councilman D'Angelo	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 13th day of April 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

154 Union Blvd. Investment	Block 32 - Lot 6	Preliminary/Final Site Plan
154 Union Blvd.		<i>Variances – Setbacks & Parking</i>

Raymond B. Reddin, Attorney for the applicant appeared requesting approval for the Preliminary and Final Site Plan - bulk variance relief and design waiver relief.

Mr. Jacob Solomon, RA, AIA, Architect, characterized the site as being under-utilized. He testified that there are two existing buildings on the site. The smaller building contains a commercial use on the first floor and one apartment above. The larger building is being reconfigured for multi-tenant retail/commercial use. Mr. Solomon further represented that the site is 28,261 square feet in area. Mr. Solomon testified that there are two existing curb cuts for access to the site which are not being altered. One curb cut will be for ingress only and the other curb cut will allow both ingress and egress. The site circulation would be one way in a clockwise manner with proper signage being installed. The Applicant is also proposing thirty-eight on-site parking spaces inclusive of two handicapped accessible parking spaces where 61 parking spaces required, requiring a design waiver for the number of on-site parking spaces. The Applicant also agreed that it would designate two (2) parking spaces for residential tenant use.

Mr. Solomon also addressed the issue of signage proposing six building façade signs with five building façade signs located on the larger building and one building façade sign located on the smaller building. The total sign area for the building façade signs for both buildings will be 189 square feet. The Applicant further acknowledges that there is an existing freestanding pylon sign on the premises which is double-sided. The Applicant will install signage on the freestanding pylon double-sided sign, which sign shall be no larger than the existing signage. The Applicant also stipulated that the illumination of the freestanding pylon sign would be on a timer so that the sign will not be illuminated all night.

The Applicant stipulated that the lighting fixtures would be adjusted so that lighting would be focused on the Applicant's property and there would be no spillover lighting onto adjoining properties.

The Applicant will provide a solid vinyl fence 4 feet in height along the rear lot line, but the fence would be increased in height to 6 feet to shield and enclose the dumpster area. The dumpster will be located adjacent to the existing two-story mixed use building and along the rear and side lot line adjacent to that building.

Mr. Solomon reviewed the “c” or bulk variances required in connection with this application. First, the Applicant requires “c” or bulk variance relief for lot coverage due to the covered walkway where 25% is permitted and 37.4% is proposed. Secondly, there are pre-existing non-conformities in regard to the rear yard setback where 15 feet is required and 12.4 feet exists, as well as in regard to maximum building coverage where 25% is allowed and 31.6% exists. The Applicant also requires a design waiver for the number of building façade signs where the Ordinance allows one sign per building totaling 15 square feet and the Applicant is proposing five signs on the larger building. Mr. Solomon testified in regard to the design waiver relief for the sign area and for the number of signs by indicating that the number of signs as well as the existing freestanding pylon sign is necessary to facilitate safe access to the site and to more easily identify the site entrances for the public. The Applicant further stipulated there will be no garbage pickup before 8 a.m.

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

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

Peter Schroeter, 15 Elizabeth Place, Totowa, New Jersey. Mr. Schroeter had questions regarding stormwater management and drainage on the lot. He resides behind this lot and his concern was whether or not drainage from this site would drain onto his property. The Applicant represented that the site would be pitched towards Union Boulevard and the site would drain away from Mr. Schroeter’s property.

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

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Murphy to approve the Preliminary/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. Ancillary “c” or bulk variance relief is granted in regard to lot coverage, rear yard setback and maximum building coverage.
2. Design waiver relief is granted in regard to the number of signs, sign area and number of on-site parking spaces.
3. The Applicant will install six building façade signs as per the sign plan submitted. The total sign area for the building façade signs for both buildings shall not exceed 189 square feet in sign area. The Applicant shall be permitted to install signage on the freestanding pylon double-sided sign, which sign shall be no larger than the existing signage. The freestanding pylon sign shall be on a timer and the sign shall not be illuminated between the hours of 11:00 p.m. and 6:00 a.m.
4. The Applicant agrees to designate two parking spaces for the residential tenants.
5. The Applicant installing a 4 foot solid vinyl fence along the rear property line which shall be increased in height to 6 feet in order to enclose the garbage dumpster area.
6. The applicant stipulates there will be no spillover lighting onto adjoining properties.
7. Awnings shall have no writing located on them.
8. The site circulation shall be in a clockwise manner with proper signage installed.
9. The parking area shall be graded away from the neighboring residential properties to prevent stormwater runoff from flowing onto the neighboring properties.
10. The Applicant shall obtain Passaic County Planning Board approval, if required.

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

ITEM #2

Proposal to Amend Ordinance

An Ordinance of the Borough of Totowa, County of Passaic, New Jersey amending Ordinance N0. 03-2016 amending the Redevelopment plan for the Property commonly known as Block 154, Lot 19 on the Tax Map of the Borough of Totowa (Block 154, Lot 19 & Block 154.01, Lot 1) on the Tax Assessment records of the Borough of Totowa.

After a discussion by Planning Board Members, a motion was offered by Commissioner Campilango and seconded by Commissioner Murphy to recommend approval to the Mayor and Council.

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Murphy to approve the Planning Board Minutes of March 9, 2017 as prepared.

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Murphy to approve the Planning Board Minutes of March 23, 2017 as prepared.

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

RESOLUTION:

A motion was offered by Commissioner Campilango and seconded by Commissioner Murphy to approve the resolution for John Bakery & Italian Pastry Shoppe -Block 40 - Lot 21as presented.

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

VOUCHER:

A motion was offered by Commissioner Campilango and seconded by Commissioner Murphy to approve a series of vouchers for Alaimo Engineering, Professional services as listed below:

Invoice 095997 – Meeting Attendance in the amount of \$190.00

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

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

All in favor.....5-0

Respectfully submitted,

Pete Campilango, Secretary

Patricia Paulson
Planning Board Clerk

Date Approved