

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

PASSAIC COUNTY
NEW JERSEY



MINUTES – FEBRUARY 19, 2015

Chairman Hennion called the Planning Board meeting of Thursday, February 19, 2015 to order at 8:00 p.m. in the Municipal Building of the Borough of Totowa.

PRESENT:

Commissioner Murphy	Councilman D'Angelo	Chairman Hennion	Commissioner Festa
Commissioner Niland	Commissioner Campilango	Vice Chairman Coiro	Commissioner Pohlman
Mayor Coiro	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 19th day of February 2015 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

Re-Examination of Borough of Totowa Master Plan

Planning Board Attorney, Rich Briigliodoro introduced the presentation of the proposal amendments to the Master Plan.

Darlene Green, the Borough Planner discussed the need for revision to the Zoning Map, Land Use Map, citing 2013 errors that were not consistent with the Borough's vision, the closing of the Development Center, and the sale of the Bank property on the corner of Union Blvd. & Crews Street. Below is an overview of what was discussed.

Five Topics to be address during a Re-Examination of the Master Plan:

- Problems & Objectives – 1994 was the last official Re-Examination – Zoning alignment
- Extent of Problems & Objectives – Accomplishments – Incorrect Lot # - New Business
- Extent of Policies & Objectives that for the basis of the Master Plan and impact on the Municipal Level, County Level and State Level.
 - Municipal Level - Demographics – Increase in population, Age Distribution, Household size. Income Median for Totowa is higher than the County and State. Design Standards guide for Developers.
 - County Level – Nothing that affects Totowa.
 - State Level – Closing of the Developmental Center and Affordable Housing Requirements.
- Change - Borough Recommendations.
 - Developmental Center currently 140 acres zoned R40 – Single Family. The R40 Zone is not appropriate for the Developmental Center. Re-Zone to Corporate Overlay – Research Office. Require a complete Traffic Study and Vegetation Study.
 - Bank Property zoned E-4 – amend to B4 to enhance neighboring area. Prohibit 24 hour operations, anything over 4,000 sq. ft. – dry goods facility related to restaurant or retail.
 - Design Standards relating to Scale – example - match existing roofs.
 - Correct errors on future Land Use Map.
 - Add new category for Cemetery.

- Hickory Hill – now zoned residential – change to Affordable Contribution.
 - Rezoning Sections for Conformance
 - Murphy Court now zoned I1 Industrial – change to R7
 - North of Totowa Road & the Cemetery – change to B6 with specific parameters
 - Preakness Ave now zoned I3 Industrial – change to R20
 - Block 146-Lots 5-8 now Industrial – change to B2
 - Block 95-Lot 3 now R7 – change to B2
 - Block 143.01-Lots 1-4 now R7 – change to B2
 - Totowa Village now zoned I2 Industrial – change to B2
 - Bethwood – now zoned I3, B2 & R7 – change to B2
 - Blocks 176 & 177 now zoned Industrial – change the portion on Highway to Highway Business.
 - Block 171 now zoned I2 Industrial – change to B2
 - Otilio Property change to Luxury Townhomes
 - Lower Borough due to narrow streets, small lots and flood area – complete study recommended.
List is not all inclusive
- Recommendations of Incorporating Re-Development or Rehabilitation would be specific to area and done thru Ordinances. There could be a possible Tax abatement for the Lower Borough. Eminent Domain is not recommended.

Questions/Answers by Planning Board Members resulting in a discussion surrounding the Developmental Center regarding buffers for Echo Glen residents, wetlands, traffic, size of property and what portion is not included in the sale of the property.

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to open this matter to the public.

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

Deborah D'Agostino – 70 Vreeland Avenue - Expressed concerns on the following issues:

How this Agenda Item was publicized and updates to Borough of Totowa website.

Objection that Totowa doesn't have Development Forum for Residents

Developmental Center Property Concerns:

- Is Borough having dialogue with State to purchase?
- Have Traffic Studies been done?
- Has DEP & Soil Conservation been contacted?
- What % of the west side of the property is impermeable?
- Buffers – Open Space should be considered
- Stream from State property – Impact on River
- Would like copy of State requirements of what the Borough needs to conform to.
- Who in State has Borough dealt with?
- Flooding is a very sensitive issue and there are major concerns about the flooding of their own property and what course of action will be taken to correct. Their own personal issues with flooding has not been addressed by Borough Officials. Other homeowners on Artillery have storm drain relief from the State property.

Joseph D'Agostino – 70 Vreeland Avenue – expressed concerns about Developmental Center property:

- What consideration was given to zoning as a Research Zone vs Residential Homes
- What is the revenue impact on town
- Were studies done to determine best use
- What would be cost and revenue
- What revenue will the Research Zone generate
- What would be the number of buildings

Mayor Coiro, Darleen Green and Mike Cristaldi addressed some of these concerns with Planning Board Members and Deborah and Joseph D'Agostino.

Mayor Coiro: indicated that the Borough is unable to purchase the property. The State will perform an assessment – a RFP must be obtained. The Mayor also indicated that this is early in the process and thusfar dealing with Mr. Bob Tighue of the Division of Treasury. Human Services and the Division of Property are also involved. It's the opinion of the Professionals that a Research Zone makes more sense for this location. The impact of both were considered. A Fiscal calculation was not done.

Darleen Green: spoke to the development of the property as R20 which could generate approximately 130 single family homes. This could impact the school system which is already near capacity, adding teachers and additional services needed could also increase costs.

Mike Cristaldi, Planning Board Engineer discussed that Stormwater Calculations would have to be submitted and further indicated that he Borough will address during development of the property.

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to close this matter to the public.

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

Planning Board Attorney, Rich Briigliodoro entered the Re-Examination Report of the Borough Master Plan into evidence and marked as Exhibit B1. The Land Use Map was also entered into evidence and marked as Exhibit B2.

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to adopt the 2014 Master Plan Re-Examination Report and consider the recommendations set forth in the re-examination report and to amend the master plan in accordance with such recommendations

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to approve the Minutes of January 22, 2015 as prepared.

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

Commissioner Niland and Vice Chairman Coiro abstained

RESOLUTIONS:

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to approve the resolution for Retro Kingdom – Blk. 37 – Lot 19 as presented.

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to approve the resolution for Modo Salon.-Blk 177-Lot 2 as presented.

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

VOUCHERS:

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

Invoice for Meeting Attendance in the amount of \$190.00

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to approve a series of vouchers for Weiner Lesniak, LLC, Professional services as listed below:

TOT-818E – Retro Kingdom in the amount of \$190.00

TOT-817E – Moda Salon in the amount of \$190.00

TOT-816E – Hampton Property Management in the amount of \$190.00

TOT-815E – Jacee Transportation in the amount of \$190.00

VOUCHER CON'T

TOT-809L – Pure Healing Spa in the amount of \$788.50
TOT-729L – Charles Bressman in the amount of \$1,069.10
TOT-100 – General File - Master Plan in the amount of \$2,535.72
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 Festa to adjourn the meeting.

All in favor.....9-0

Respectfully submitted,

Pete Campilango, Secretary

Patricia Paulson
Planning Board Clerk

Date Approved