

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

PASSAIC COUNTY
NEW JERSEY



MINUTES – FEBRUARY 11, 2016

Chairman Hennion called the Planning Board meeting of Thursday, February 11, 2016 to order at 8:00 p.m. in the Municipal Building of the Borough of Totowa.

PRESENT:

Commissioner Campilango	Commissioner Festa	Vice Chairman Coiro	Commissioner Murphy
Commissioner Niland	Mayor Coiro	Commissioner Paese	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 February 2016 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

Electronic Recyclers Int'l Inc.	Block 37- Lot 19	Minor Site Plan
55 Shepherds Lane		Certificate of Use

Mr. Michael Sweeney, Esq. and Mr. David Hirschler, Director of Sustainability, Development and Affairs appeared requesting approval for occupancy of approximately 77,000 square feet of space. Mr. Hirschler indicated that the Applicant is currently the largest electronics recycler in the country and they operate 8 facilities nationwide. Mr. Hirschler also represented that the Applicant is in full compliance with local, state and federal laws and regulations as well receiving various other permitting or certificates including the E-Stewards Standards for responsible recycling and re-use of electronics as well as the R-2 Certificate which is responsible recycling environmental, health and safety management system.

The facility will operate from 6:00 a.m. to 6:00 p.m. Monday through Friday with occasional hours on Saturday as the need arises. The facility is expected to open with three or four employees. As the processing capacity and volume expands in the area, employment numbers could increase as high to twenty employees. The Applicant represented that they have been allocated the use of 45 spaces and is more than sufficient to meet their needs.

Mr. Hirschler further testified that approximately 20 box trucks per day would come to the site, they would arrive at approximately 7:00 a.m. for loading and they would be out by 8:00 a.m. Trucks similarly would return between 4:00 and 5:00 p.m. Some trucks would be parked overnight in the rear parking area. Mr. The Applicant stipulated that it was not their intention to store items on trucks on a regular or extended basis with the exception of if a truck came in around closing time and the loading or unloading process could not be completed, material may remain on the truck overnight until the next morning. There are six loading docks in the rear of the building.

Mr. Hirschler explained the operation of the business. He stated that the facility will be utilized to receive, sort, process, and ship out electronic scrap material collected from residents, municipalities, retailers, and other

Businesses in the surrounding area. The process is a clean and quiet process as the Applicant is not processing any liquid material or noxious materials at the facility. Upon receipt at the facility, all electronic equipment will be unloaded at the loading docks and depending on the client and equipment type taken to the Applicant's secure, asset management area or into the Applicant's general processing area. Materials will be separated and weighed on certified skills. All information will be recorded in the Applicant's in-house data resource management system, which stores all data from all facilities to make available on My Track Tech. Once weighed in, recorded, materials will be separated into four streams:

e-waste for reuse, glass-containing items for end of life recycling, e-waste for end of life recycling, and data containing devices for shredding or wiping. The materials are then prepared for asset management (reuse) or end of life recycling. Mr. Hirschler further explained that only materials sorting will occur at this facility. All other dismantling and processing will occur at one of the Applicant's other nationwide facilities. The Applicant is required to obtain a class d permit from the New Jersey Department of Environmental Protection (NJDEP). This permit would be specific and only permit the dismantling and processing of electronic scrap material. Thus, standard recyclable materials such as municipal recyclables (bottles, cans, paper, and cardboard, as well as other construction or demolition debris) are not covered by this permit and would not be brought to this site. The Applicant proposes to install a building façade sign 4 feet by 7 feet or 28 square feet and will be located on the side of the building.

Also testifying on behalf of the Applicant was Botond Farkas, a representative of Sitex Group, the owner of the building, who provided testimony in regard to internal improvements to be conducted at the building as well as explaining plans for future site improvements for which an application has now been filed with the Planning Board.

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 materials.
4. The anticipated hours of operation will be Monday through Friday from 6:00 a.m. to 6:00 p.m, with occasional Saturdays as the need arises.
5. There will be no idling of trucks on-site and no trucks will access the site prior to 7:00am. The trucking route will primarily be on Union Blvd. and not accessing Willard Street.
6. The applicant will obtain a Class d permit and/or any other permits that may be required from the DEP.
7. All previously approved conditions will remain in effect.

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

ITEM #2

GBW Manufacturing, Inc.
20 West End Road

Block 170.03 - Lot 2

Minor Site Plan
Certificate of Use

Mr. David Wigfield, Esq., attorney for the applicant and Mr Ernest F. Relyea appeared requesting approval for occupancy of approximately 25,000 square feet of space at this facility.

Chairman Hennion read a letter of intent into the record. The anticipated hours of operation are 8:00 a.m. to 4:30 p.m. Monday through Friday. The hours are sometimes extended as necessary to address the needs of customers. The Applicant is allocated 21 parking spaces. There will be one truck on the premises overnight stored in a loading dock.

Mr. Relyea testified that this is a family owned business which is a corrugated sheet plant. He testified that they purchase flat corrugated sheet from a sheet feeder and converts them into boxes of all shapes and sizes. There are 28 full time employees-26 are at the facility and 2 are part-time employees. Mr. Relyea testified that in his business there is very little waste. Either the product is used to make boxes or whatever product is unused will then go to a recycling center. In regard to the adequacy of parking, Mr. Relyea testified that in the Paterson location, they only have 11 parking spaces and it is more than sufficient for the proposed use. He stated that many workers take the bus or get dropped off at work. Thus, he concluded that 21 parking spaces is more than sufficient for his use. The applicant will reuse the building façade sign but change the text to reflect the name of the new business.

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 materials.
4. The anticipated hours of operation are 8:00 a.m. to 4:30 p.m. Monday through Friday. The hours are sometimes extended as necessary to address the needs of customers.
5. The Applicant is allocated 21 parking spaces

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

ITEM #3

De La Torre Chiropractic Ctr., LLC
159 Union Blvd.

Block 38 - Lot 1

Minor Site Plan
Certificate of Use

Gary Didieo, Esq., attorney for the applicant and Dr. De La Torre appeared requesting approval for occupancy of approximately 800 square feet of space at this facility to operate a health and wellness center which provides chiropractic, functional neurology and massage therapy services. The types of disorders that he treats are back pain, migraines, neck pain, as well as other neurological disorders.

Chairman Hennion read a letter of intent into the record. The anticipated hours of operation will be Monday through Friday from 9:30 a.m. to 7:30 p.m. and Saturdays from 10:00 a.m. to 2:00 p.m. There will be one doctor and two part-time receptionists/massage therapists. There is no on-site parking.

Dr. De La Torre testified as to the nature of the business. The applicant intends to replace the existing sign, no larger than previously approved. In addition, the applicant agreed that if he is to install any signage in the window, said signage shall not exceed 20% of the window area. The applicant also stipulated that there will be no neon signs on the premises.

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 materials.
4. The anticipated hours of operation will be Monday through Friday from 9:30 a.m. to 7:30 p.m. and Saturdays from 10:00 a.m. to 2:00 p.m.

- 5. The applicant agreed that if he is to install any signage in the window, said signage shall not exceed 20% of the window area. The applicant also stipulated that there will be no neon signs on the premises.
- 6. The Applicant stipulates there is no on-site parking.

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

ITEM #4

Review of Borough Ordinance #3-2016
Adopting the Redevelopment Plan

Nordan Murphy, from Alaimo Engineering reviewed a report regarding the re-development plan that they prepared for the Property Commonly Known as Block 154, Lot 19 on the Tax Map of the Borough of Totowa.

The Redevelopment Plan accurately references the policies of the Planning Board based upon the current land use patterns as well as land use challenges, which presently exists within the municipality. The permitted uses for development of the property as set forth in the Redevelopment Plan are consistent with the uses proposed in the Borough’s 2014 Master Plan Re-Examination Report and Amendment to the Borough’s Master Plan. Furthermore, the Redevelopment Plan will ensure that the mature forest in the western part of the property will be protected and preserved while simultaneously providing for smart growth and sustainable development on the property consistent with the Borough’s 2014 Master Plan Re-Examination Report and Amendment to the Master Plan.

After a discussion the Planning Board determines that Ordinance No. 03-2016 and the Redevelopment Plan, which it adopts are substantially consistent with or designed to effectuate the 2014 Master Plan Re-Examination Report and Amendment to the Borough of Totowa Master Plan.

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to recommend that the Municipal Council of the Borough of Totowa adopt the Redevelopment Plan and Ordinance No. 03-2016.

Eight agreed on a roll call vote.....8-0
Mayor Coiro abstained

A motion was offered by Commissioner Campilango and seconded by Commissioner Murphy to approve the Planning Board Minutes of January 28, 2016 as prepared.

Seven agreed on a roll call vote.....7-0
Commissioner Festa abstained
Commissioner Zarek abstained

RESOLUTIONS:

A motion was offered by Commissioner Campilango and seconded by Commissioner Murphy to approve the resolution for New Andy Nails – Blk. 37 – Lot 19 as presented.

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Murphy to approve the resolution for Venezia Pizzeria.-Blk 11-Lot 6.06 as presented.

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

VOUCHERS:

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

- Invoice 189676 TOT-100 – General File in the amount of \$1,824.00
- Invoice 189678 TOT-841 – COAH in the amount of \$6,386.50
- Invoice 189679 TOT-858E – Johnnyland in the amount of \$114.00

Nine 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 Borough Ordinance #3-2016, adopting the Redevelopment Plan for the Property Commonly Known as Block 154, Lot 19 on the Tax Map of the Borough of Totowa.

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

Mayor Coiro abstained

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
Planning Board Clerk

Date Approved