

BOROUGH OF TOTOWA PLANNING BOARD

PASSAIC COUNTY
NEW JERSEY



MINUTES – MARCH 9, 2017

Chairman Hennion called the Planning Board meeting of Thursday, March 9, 2017 to order at 8:00 p.m. in the Municipal Building of the Borough of Totowa.

PRESENT:

Commissioner Murphy	Councilman D'Angelo	Chairman Hennion	Mayor Coiro
Commissioner Campilango	Mike Cristaldi, PE	Richard Brigliadoro, ESQ	

The clerk read the statement of the meeting as follows: The meeting of the Planning Board to be held on the 9th day of March 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

HPFVIII 700 Union, LLC 700-710 & 740 Union Blvd.	Block 180 - Lot 5 & 5.01	Preliminary/Final Site Plan
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Glenn S. Pantel, Esq. of the Law Firm Drinker Biddle & Reath LLP. Appeared requesting the approval of the Preliminary and Final Site Plan to repurpose the building in order to provide flexibility to meet market needs for potential future tenants. Mr. Todd Anderson, a representative of The Hampshire Companies, which controls the Applicant. Mr. Anderson testified that The Hampshire Companies is a third generation family run company under management.

Mr. Marc R. Parette, AIA, a licensed professional architect, introduced into evidence Exhibit A-1 which is a colored rendering of the subject property. The rendering depicts the existing building and building addition. Mr. Parette testified that the building was formerly occupied by a pharmaceutical company. On or about March 3, 2017, the Applicant received a letter from the Passaic County Planning Board requesting that certain architectural features be retained. Mr. Parette stated that the fenestration and original brickwork would be retained. The Applicant will also maintain the 40 foot height of the building. Mr. Parette also testified that the interior of the new addition would be basically concrete block with steel beams. The proposed use would be warehouse and business office uses. Mr. Parette testified that the new building and the old building will be brought up to code in regard to fire safety measures. Mr. Parette testified that the existing building is 262,863 square feet in area. The Applicant is proposing to construct a 137,323 square foot addition attached to the southwesterly side of the existing structure. The new square footage total for the building and the addition will be 392,945 square feet.

Brett W. Skapinetz, P.E., a licensed professional engineer introduced into evidence Exhibit A-2 which is an aerial photo of the subject property which has been colorized and which is dated January 9, 2017. Mr. Skapinetz provided an overview of the site. He stated that the site is located in the I-3 Zone and is approximately 26 acres in area. Next, Mr. Skapinetz introduced into evidence Exhibit A-3 which is a site plan

rendering and dated March 9, 2017. Mr. Skapinetz testified that there will be an access drive off Union Boulevard which will provide both ingress and egress to the site. He stated that there is an existing curb cut at this location. In addition, the Applicant will be able to maintain a 116 foot buffer to the neighbor's property and identified as Tax Lot 4, Block 180.

Mr. Skapinetz oriented the Board to improvements on the site inclusive of a new parking field across the front part of the building parallel to Union Boulevard. The new parking area includes a roundabout to enhance vehicle turning movements. Mr. Skapinetz also testified that there would be adequate sight lines in regard to vehicles exiting the new parking lot in relation to vehicles traveling along the new access driveway. Mr. Skapinetz testified that previously there were 473 on-site parking spaces for vehicles and that the number of on-site parking spaces is being reduced to 262 vehicles which still conforms to the Totowa Borough Ordinance requirements. In addition, the Applicant is now providing 63 truck parking spaces in the rear of the building. Furthermore, the Applicant is adding 44 loading docks for a total of 55 loading docks on site.

Mr. Skapinetz next addressed stormwater management. Mr. Skapinetz said drainage from the parking lot in the front of the building will be collected at inlets and then piped to the retention basin in the rear of the property. The Applicant will also enlarge the existing retention basin to reduce the existing runoff rates. Mr. Skapinetz testified that the Applicant is not increasing runoff to neighboring properties or to the street. Next, the Applicant addressed the issue of the Totowa Borough Stormwater Control Ordinance. The Applicant is unable to address water quality on-site in accordance with the Borough's Stormwater Control Ordinance. The Applicant requests a waiver and offers to provide mitigation off-site with an improvement to the Borough's system via a project to be determined in consultation with the Borough Engineer, or to provide a payment in lieu at a cost which is comparable to what the Applicant would have been required to undertake on site.

Mr. Skapinetz testified that the Applicant would be removing currently existing nonconforming signs. The Applicant is proposing signage that is fully compliant with the Borough of Totowa Sign Ordinance. In regard to landscaping, the Applicant agreed to provide additional landscaping on site subject to the review and approval of the Board Engineer. The Applicant also stipulated that it would submit a modified tree removal plan which requires the Applicant to provide replacement trees which shall be planted on the site from which the trees were removed. However, in lieu of planting replacement trees, the Applicant is permitted to make a contribution to be deposited in the Borough of Totowa Shade Tree Fund in accordance with the Totowa Borough Tree Protection Ordinance. The Applicant stipulated that it would comply with the Totowa Borough Tree Protection Ordinance.

Mr. Craig W. Peregoy, P.E., a licensed professional engineer with particular expertise in traffic related matters performed a traffic impact analysis based upon Institute of Traffic Engineer (ITE) standards. Mr. Peregoy said that the site historically generated more traffic than what the Applicant is proposing. In addition, since the site has frontage on Union Boulevard which is a county road, the application is subject to Passaic County Planning Board approval.

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

Marissa Bruno, a resident of 776 Union Boulevard, Totowa, New Jersey. Ms. Bruno had questions in regard to the buffer area from the Union Boulevard driveway on the subject property to her neighbor's property which was identified as being approximately 116 feet as well as the length of the wooded buffer area behind her house.

It was testified to that that the wooded area behind her house would be a buffer of approximately 210 feet.

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Murphy to approve the preliminary and 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. The Applicant will implement a signage plan which is compliant with the Sign Ordinances of the Borough of Totowa, or the Applicant shall return to the Planning Board to seek relief for any signage that does not comply with the Borough Sign Ordinances.
2. The Applicant shall obtain Hudson/Essex/Passaic Soil Conservation District approval, if required.
3. The Applicant shall obtain NJ Department of Environmental Protection approval, if required.
4. The Applicant will provide mitigation for water quality off-site with an improvement to the Borough's system via a project to be determined in the sole discretion of the Borough in consultation with the Borough Engineer or, in the alternative, for the Applicant to make a payment in lieu to the Borough at a cost which shall be comparable to the cost of what the Applicant would have been required to expend in order to provide on-site mitigation in satisfaction of the Ordinance requirements. This shall all be subject to the review and approval of the Board Engineer.
5. The Applicant shall be required to comply with the Borough of Totowa Tree Protection Ordinance Section 383 Trees, which requires replacement trees to be planted on the site from which the trees were removed. However, in lieu of planting replacement trees on-site, the Applicant shall be permitted to make a contribution to be deposited in the Borough of Totowa Shade Tree Fund. Satisfaction of this condition shall also be subject to the review and approval of the Board Engineer.
6. The Applicant agrees to open and maintain an escrow account with the Borough of Totowa and to keep the account current with sufficient funds for inspection and review fees.
7. The Applicant will comply with all terms and conditions set forth in the Board Engineer's review report dated March 9, 2017.

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

ITEM #2

Coronet, Inc.
55 Shepherds Lane

Block 180 - Lot 5 & 5.01

Minor Site Plan
Certificate of Use

Mr. James Linselota, CFO of Coronet, Inc. appeared requesting the approval for occupancy of approximately 90,776 square feet of space to be used as an office, assembly and distribution operation. The Applicant represented that it is not proposing any façade or structural modifications to the building at this time.

Chairman Hennion read a letter of intent into the record. The anticipated hours of operation would be from 7:00 a.m. to 6:00 p.m. Monday through Friday with occasional hours of operation on Saturday as the need arises. The facility is expected to have approximately 120 employees. No retail sales are conducted on-site and consequently no customers will come to the site.

Mr. Linselota testified that the Applicant develops, designs and assembles custom lighting fixtures for commercial and architectural use primarily using LED technology. The Applicant is currently located in Paterson, New Jersey, but will move its entire operation to Totowa, New Jersey.

The Applicant represented that although there are approximately 109 parking spaces on site, the Applicant generally uses approximately 77 parking spaces. Mr. Linselota stated that many of his employees car pool to work or take the bus. As a result, there is sufficient on-site parking for the Applicant's business. Mr. Linselota represented that there will be no storage of equipment or materials on trucks overnight.

A motion was offered by Commissioner Campilango and seconded by Commissioner Murphy to approve the preliminary and 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. Sign approval granted to permit the installation of a sign on the transom above the front entrance and will comply with the Borough of Totowa Sign Ordinance.
2. There will be no overnight storage of materials or equipment on trucks as well as no outside storage of equipment or materials on site.
3. The granting of this application is subject to and conditioned upon the review and approval of the Borough Fire Inspector, Fire Sub Code Official and Building Inspector with respect to any internal partitions, exits, entrances and fire safety devices.
4. 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.
5. The granting of this application is subject to and conditioned upon there being no spillover lighting onto nearby properties.
6. There will be no idling of trucks on-site in violation of any laws, statutes, ordinances, NJDEP regulations or any other applicable standards.
7. There will be no trucks arriving on site prior to 7:00 a.m. in order to make deliveries.
8. All terms and conditions of the Board’s prior resolutions shall remain in full force and effect except as satisfied and not in conflict with this approval.
9. The granting of this application is subject to and conditioned upon the hours of operation being 7:00 a.m. to 6:00 p.m. Monday through Friday with occasional hours on Saturday.

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

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

Four agreed on a roll call vote.....4-0

RESOLUTIONS

A motion was offered by Commissioner Campilango and seconded by Commissioner Murphy to approve the resolution for Totowa Plaza – Blk. 177 – Lots 2, 2.01 & 4 as presented.

Four agreed on a roll call vote.....4-0

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