

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

PASSAIC COUNTY
NEW JERSEY



MINUTES – OCTOBER 25, 2018

Acting Chairman Campilango called the Planning Board meeting of Thursday, October 25, 2018 to order at 8:04 p.m. in the Municipal Building of the Borough of Totowa.

PRESENT:

Commissioner Campilango	Mayor Coiro	Commissioner Zarek	Councilman D'Angelo
Commissioner Puglise	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 25th day of October 2018 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

Capezzio Ballet Makers Inc. 1 Campus Road	Block 10.01 - Lot 1.01	Amended Site Plan Certificate of Use
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Raymond Reddin, attorney for the applicant and Mark Montalbano, a registered architect in the State of New Jersey appeared requesting approval of an amended site plan permitting the construction of two additional loading docks to the rear of the building.

Mr. Montalbano testified that there is a need to provide two additional loading docks due to the nature of the Applicant's business where trucks have to idle while waiting to use a loading dock. This will alleviate idling of trucks on-site in the future. In addition, the proposed location of the new loading docks will not impede traffic circulation on-site. The loading docks will accommodate deliveries and provide a seamless flow of traffic in the rear of the building. Mr. Montalbano also testified that the Applicant is providing a new concrete landing with perimeter railing and the existing landing and stairs is to be removed in the area of the compactor and dumpster which is utilized for cardboard recycling.

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

All In Favor 5-0

NO PUBLIC TO BE HEARD

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

All In Favor 5-0

A motion was offered by Commissioner Zarek and seconded by Commissioner Puglise to approve the amended 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. All terms and conditions of the Board's prior resolutions shall remain in full force and effect except as satisfied or amended and not in conflict with this approval.

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

560

ITEM #2

Pizza Nostra
Union Blvd.

Block 139 – Lot 4

Minor Site Plan
Certificate of Use

Karen Gravano and Ramona Rizzo appeared requesting approval for the continued occupancy of a pizzeria/restaurant at this location. The applicant will occupy approximately 1,000 sq. ft. of space.

Acting Chairman Campilango read a letter of intent into the record. The anticipated hours of operation will be from 11:00 a.m. to 11:00 p.m. seven days per week.

Testifying on behalf of the Applicant was Karen Gravano. With respect to signage, the Applicant will replace the sign in the space provided on the existing free-standing pylon sign. Also, there is an existing projecting sign where the Applicant will remove the text and replace it with the name of the new business. To the extent the Applicant will place a sign in the window area, such signage shall not exceed 20 percent (20%) of the window area in accordance with the Totowa Borough Sign Ordinance.

A motion was offered by Commissioner Zarek and seconded by Commissioner Puglise 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 except that which has been identified.
4. The applicant will comply with the Totowa Sign Ordinance.
5. All terms and conditions of the Board's prior resolutions remain in full force and effect except as satisfied or amended and not in conflict with this approval.

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

ITEM #3

NJDC Urban Renewal
169 Minnisink Road

Block 154 - Lot 19.03

General Development Plan

Lisa A. John-Basta, Esq. of the Law Firm Chiesa, Shahinian and Giantomasi, P.C., appeared requesting approval for an amended NJDC Urban Renewal General Development Plan. Ms. Basta presented a list of exhibits that will be used during testimony. Submitted in support of the application were the following documents:

1. Amended GDP consisting of pages 4, 5, 44, 45, 46, 50, 52, 55 and 113, new page 155b and a new Site Signage Plan, dated October 25, 2018, consisting of 22 pages; and
2. Site Plan Review Application, dated October 7, 2018.

The following Exhibits were introduced into evidence by the Applicant during the course of the hearing process:

- **Exhibit 1:** entitled "Proposed Land Use — Exhibit A", prepared by HDR, dated July 19, 2017.
- **Exhibit 2:** entitled "Proposed Land Use — Exhibit A", prepared by Dynamic Engineering, dated October 12, 2018.

- **Exhibit 3:** entitled “Open Space Green Area — Exhibit B”, prepared by HDR, dated July 19, 2017.
- **Exhibit 4:** entitled “Open Space Green Area Exhibit B”, prepared by Dynamic Engineering, dated October 12, 2018.
- **Exhibit 5:** entitled “Landscape Typologies Exhibit C”, prepared by HDR, dated July 19, 2017.
- **Exhibit 6:** entitled “Landscape Typologies Exhibit C”, prepared by Dynamic Engineering, dated October 12, 2018.
- **Exhibit 7:** entitled “Project Site Plan — Exhibit D”, prepared by HDR, dated July 19, 2017.
- **Exhibit 8:** entitled “Project Site Plan — Exhibit D”, prepared by Dynamic Engineering, dated October 12, 2018.
- **Exhibit 9:** entitled “Site Calculations — General Development Plan”, prepared by HDR, dated July 19, 2017.
- **Exhibit 10:** entitled “Site Calculations — General Development Plan”, prepared by Dynamic Engineering, dated October 12, 2018.
- **Exhibit 11:** entitled “Circulation Plan — Exhibit E”, prepared by HDR, dated July 19, 2017.
- **Exhibit 12:** entitled “Circulation Plan — Exhibit E”, prepared by Dynamic Engineering, dated October 12, 2018.
- **Exhibit 13:** entitled “Building Design Parameter”, page 155b, submitted October 15, 2018.
- **Exhibit 14:** entitled “NJDC Urban Renewal — 169 Minnisink Road, Totowa, NJ — Issued for Planning Board Submission for General Development Plan Approval October 25, 2018”, prepared by T-Squared Design, consisting of 12 sheets.

The following Exhibits were introduced into evidence by the Board during the course of the hearing process:

1. **Exhibit B-1** Report dated October 25, 2018 from Darlene A. Green, P.P., AICP, Maser Consulting, P.A., Planner to the Planning Board; and
2. **Exhibit B-2** Report dated October 25, 2018 prepared by Michael Cristaldi, P.E., P.P. from Richard A. Alaimo Engineering Associates, Engineer to the Planning Board.

The Applicant proposes amendments to various aspects of its GDP including, but not limited to, the general location of its proposed assisted living residence and data center on the property, Open Space Plan, Circulation Plan and project implementation plan.

Testifying on behalf of the Applicant was Robert Freud, P.E., a licensed professional engineer employed by Dynamic Engineering Consultants, PC. Mr. Freud reviewed with the Board Member and Public Exhibit A-1. There are 14 Exhibits identified on Exhibit A-1. Mr. Freud reviewed each exhibit and identified the proposed amendments to the GDP from that which was previously approved. In addition to the above, Mr. Freud reviewed the Open Space Plan. He also provided testimony in regard to Exhibits 3 and 4 entitled the Open Space Green Area and highlighted the amendments that are now being proposed as part of this application. A passive of recreation park and stream greenway with access to and use by the general public are shown on Exhibit 4.

Mr. Freud testified that the General Development Plan is consistent with the provisions outlined in a redevelopment plan regarding perimeter setback and buffer strip. More specifically, all site improvements are proposed to be setback a minimum of 200 feet from the perimeter property line adjacent to the Echo Glen Development. Thus, no disturbances will occur within such 200 foot buffer areas. All site improvements are proposed to be setback a minimum of 100 feet from the perimeter property line adjacent to the residential uses that front on Minnisink Road, Rutherford Court, Roseland Avenue and Totowa Road. All site improvements are proposed to be setback a minimum 50 feet from the perimeter property line along Hydeway Drive. All site improvements are proposed to be setback a minimum of 50 feet from the perimeter property line along the Minnisink Road and Vreeland Avenue frontages and from adjacent industrial/commercial uses except for driveway access.

Furthermore, the General Development Plan is consistent with the provisions outlined in the Redevelopment Plan regarding landscape buffer screening. More specifically, the landscape buffer screen along the perimeter property line adjacent to residential uses is proposed to have a minimum width of 25 feet.

Mr. Freud testified in regard to public way B and emergency access to Hydeway Drive South. The roundabout on public road B was relocated slightly to the south to provide improved circulation and a place for a change of direction for the vehicles moving on site. The roundabout at public way B will provide access to the proposed data center on Lot 3. Mr. Freud reviewed with the Board the circulation plan identified as Exhibit 12. Mr. Freud also reviewed with the Board the Project Implementation Plan and the timeline for different improvements.

The Applicant then reviewed with the Board a proposed sign package. In regard to the site signage plan, the Applicant proposes a series of monuments signs, directional signs and pedestrian signs and are set forth as part of Exhibit 14. In Exhibit 14 is a sign location plan.

Signs - Medical Building

The Applicant has presented two wall sign options for the medical building. The options are A and B. After discussion between the Applicant and the Board it was agreed that the Applicant would provide medical building signage identified on the sheet titled – Southwest Elevation option B contained on page 8 of Exhibit 14. However, in regard to additional sign parameters, after the Board and the Applicant discussed this matter, it was agreed that the Board would reserve its rights to approve sign color, lighting and type once tenants for the medical office building are identified.

Signs - Assisted Living Facility

The Applicant proposes wall and canopy signs for the assisted living facility. The canopy signs are located over each of the buildings three main entrances. Page 11 of Exhibit 14 provides the details for the canopy signs for the assisted living facility. The east elevation for the assisted living facility proposes a sign at approximately 35.5 square feet. The west elevation proposes two canopy signs at 28.5 square feet apiece. After a discussion between the Applicant and the Board, it was agreed that the Board reserves its rights to approve the sign color and lighting and type once an operator is identified.

On page 12 of Exhibit 14, the assisted living facility proposes two wall signs. Each sign measures 44 feet wide and 3 feet tall or 132 square feet per sign. The Board questions whether or not a sign of that size is appropriate based on the type of assisted living building to be constructed. The signs appear to be so wide that the letters span across a facade with projections and recesses such that the letters will be on a different plane. Therefore, after discussion it was agreed that the Board would reserve its rights to approve the size of the two wall signs along with the sign color lighting and type once an operator is identified.

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

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

Mr. Michael Cuocolo, 37 Artillery Park Road had questions regarding the differences between the previously approved General Development Plan application and the proposed amendments to the General Development Plan approval. Mr. Cuocolo also had questions regarding how electric power would come to the site via Minnisink Road.

Tina Krankel, 33 Roseland Avenue had general questions in regard to the proposed data center on Lot 3.

Mr. Terry Sabol, 135 Minnisink Road testified in regard to construction related activities including, but not limited to dust being generated from construction on the site, hours of operation of the construction activities and noise from trucks engaging in construction activities.

Mr. Markovski a resident of 27 Roseland Avenue had similar complaints regarding dust and noise generated from construction activities.

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

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

After further discussions, a motion was offered by Commissioner Zarek and seconded by Commissioner Puglise to approve the amended General Development 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. This approval is granted strictly in accordance with any recommendations set forth on the record by the Planning Board at the time of the public hearing on October 25, 2018.
2. The granting of this application is subject to and conditioned upon the Applicant complying with all terms and conditions set forth in the Board Planner's Review Report prepared by Darlene A. Green, P.P., AICP, Maser Consulting, PA, dated October 25, 2018.
3. The granting of this application is subject to and conditioned upon the Applicant returning to the Planning Board on an application for development of each phase of the General Development Plan.
4. The granting of this Application is subject to and conditioned upon the Applicant complying with the sign location plan Exhibit 14 prepared by T-Square Designed dated October 25, 2018 and set forth on sheet 2 and contained on sheets 2 through 5.
5. The granting of this Application is subject to and conditioned upon the Applicant providing wall signs for the medical office building as identified on Exhibit 14 Option B, page 8, T-Square Design dated October 25, 2018.
6. The granting of this Application is subject to and conditioned upon the Applicant providing canopy signs for the assisted living facility as set forth on Exhibit 14 sheet 11 prepared by T-Square Design dated October 25, 2018.
7. The granting of this Application is subject to and conditioned upon the Board's reservation of the right to approve sign color, lighting and type of signage for both the medical office building and assisted living facility once operators are identified.
8. The granting of this Application is subject to and conditioned upon the two wall signs proposed for the assistant living facility and identified on Exhibit 14 sheet 12 prepared by T-Square Design dated October 12, 2018. The Board reserves it's rights to approve the sign size, color, lighting and type once an operator is identified.
9. The granting of this application is subject to and conditioned upon the Applicant agreeing 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.

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

ITEM #4

Senator Kristin Corrado
999 Riverview Drive

Block 166.04 – Lot 1

Minor Site Plan
Certificate of Use

Senator Corrado appeared seeking approval to locate her legislative office at this location. Kirstin M. Corrado is a New Jersey State Senator elected to serve the 40th Legislative District. Senator Corrado and her staff will utilize the office to meet with her constituents and to perform work essential to governing as a New Jersey State Senator. The Applicant will occupy an office which is approximately 1,500 square feet in area.

Acting Chairman Campilango read a letter of intent into the record. There will be four employees on-site. The anticipated hours of operation are Monday through Friday, from 9:00 a.m. to 5:00 p.m. Parking is shared in common with other tenants at this location. In regard to signage, the Applicant will have signage on the entrance door to the office suite, and name on the directory.

MINUTES:

A motion was offered by Commissioner Zarek and seconded by Commissioner Puglise to approve the Planning Board Minutes of October 11, 2018 as prepared.

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

RESOLUTIONS:

A motion was offered by Commissioner Campilango and seconded by Commissioner Zarek to approve the resolution for TLC Products, Inc. – Block 166.04 – Lot 2 as presented.

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Zarek to approve the resolution for DineInFresh D/B/A Plated - Block 158 - Lot 4 as presented.

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

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

All in favor.....5-0

Respectfully submitted,

Pete Campilango, Secretary

Patricia Paulson
Planning Board Clerk

Date Approved