

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

PASSAIC COUNTY
NEW JERSEY



MINUTES – FEBRUARY 10, 2022

Chairman Hennion called the Planning Board meeting of Thursday, February 10, 2022, to order at 7:30 p.m. via a Zoom Meeting for the Borough of Totowa.

PRESENT:

Commission Niland	Commissioner Murphy	Commissioner Campilango	Commissioner Zarek
Mayor Coiro	Commissioner Festa	Commissioner Sabatino	Commissioner Hanrahan
Chairman Hennion	Vice Chairman Coiro	Richard Brigliadoro, ESQ	Mike Cristaldi, PE

The clerk read the statement of the meeting as follows: The meeting of the Planning Board to be held on the 10th day of February 2022 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, posted on the Borough's website and a copy has been on file in the Construction Official's Office. The Planning Board Agenda has also been posted on the entrance doors to the Municipal Building including the entranceway for handicapped individuals.

ITEM #1

Extra Space Storage, LLC
930 Riverview Drive

Block 169 – Lot 6

Amended Site Plan Approval
Outside Storage – Design Waiver

Mr. Matthew Capizzi, attorney for the applicant and Mr. Zachary Chaplin, PE appeared requesting the approval for a Design Waiver for Outside Storage. Mr Capizzi provided an overview of the site and current storage situation.

Mr. Zachary Chaplin, Professional Engineer, provided his screen showing a site plan dated 2/7/2022. It was marked as Exhibit A1. Mr. Chaplin indicated that out of the 165 parking spaces, 98 will be used for outdoor storage located on both sides of the building as well as in the front parking area. Vehicles will be parked at an angle on the side of building. Dedicated a full area for storage of vehicles because vehicles are different sizes.

Mr. Chaplin testified that the applicant proposes to landscape the entire frontage of the property with evergreen trees, which will grow to a height of 30 to 40 ft. Vehicles not higher than 8 feet high would be in the front so they will be shielded by the evergreen trees. Mr. Chaplin indicated that the applicant would work with Darlene Green, Totowa's Planner, on the quality of the buffer along Riverview Drive. Mr. Chaplin indicated that his exhibit incorporated shade trees along with the evergreen trees to provide a very dense landscaping.

Mr. John Cruz, District Manager for Extra Space Storage discussed the four types of vehicles that would be stored on site. The Applicant's intent is to have vehicles that are registered, insured and in good condition to be stored on-site, i.e., personal vehicles, trailers, boat on trailer, but no chippers, no equipment, no landscaping equipment. Proof of all must be shown to complete a lease agreement.

Mr. Cruz further testified that the facility has 700 interior storage units with access to them between 6am to 10pm. There presently is no time restriction on the outside storage of vehicles.

Mr. Cruz indicated that dead storage containers would be removed from the site. Open equipment trailers and big rigs would not be permitted to be stored.

The Applicant indicates that they will limit the type of vehicles to be stored here on-site. The Applicant agreed to the following to be stored on-site: (1) trailers, (2) RV, (3) personal vehicle, (4) personal truck, and (5) boat on a trailer. This is all that would be allowed to be parked on-site. Mr. Cruz also indicated that the applicant intends to place and cone off storage area in the front of the building.

Board Members had questions pertaining to the building drive aisle, parking lot lighting issues with larger vehicles, type of vehicles being stored, accessibility of etc.

The Board suggests that the Applicant get a plan approved where delineation of the outdoor storage area is and what can be stored there. Violations can be given if there are any violations.

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to carry this matter without prejudice and without further notice to the regular Planning Board Meeting of March 10, 2022 at or about 7:30pm.

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

ITEM #2

V Twins Café, LLC
294 Union Blvd.

Block 106 – Lot 6

Minor Site Plan Approval
Certificate of Occupancy

Applicant did not appear.

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to carry this matter to our next regular meeting of February 24, 2022 on or about 7:30pm.

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

A motion was offered by Commissioner Festa and seconded by Commissioner Campilango to approve the Planning Board Regular Minutes of February 10, 2022 as presented.

Eight agreed to a roll call vote... 8-0
Chairman Hennion abstained

RESOLUTIONS:

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to approve the resolution for Sushi Lounge, Block 174 – Lot 12 as prepared.

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to approve the resolution for IGEA Brain & Spine, Block 102 – Lot 11 as presented.

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

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
Board Clerk

Date Approved