

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

PASSAIC COUNTY
NEW JERSEY



MINUTES – DECEMBER 10, 2020

Chairman Hennion called the Planning Board meeting of Thursday, December 10, 2020 to order at 8:00 p.m. in the Municipal Building of the Borough of Totowa.

The schedule of meetings to be held by the Totowa Borough Planning Board (“Planning Board”) will be heard virtually due to the current situation involving the COVID 19 virus and directives of State and County Governments that restrict public gatherings. Public access is available via video and audio conferencing using the web-hosted service “Zoom”. Information on how to access each meeting of the Planning Board will be set forth on the Agenda for each Planning Board meeting. The Agenda for each meeting will be posted on the Borough website. The Agenda for each meeting will also be posted on the entrance doors to the Municipal Building including any entranceway for handicapped individuals. In the event the Planning Board is once again to hold its meetings live, the Planning Board will reissue its 2021 schedule of regular meetings in compliance with the requirements of the Open Public Meetings Act (“OPMA”) pursuant to N.J.S.A. 10:4-6 et. seq., as well as the recent amendment to the OPMA by way of the emergency regulations promulgated thereunder and codified at N.J.A.C. 5:39-1.1 through 1.7.

PRESENT:

Commissioner Zarek	Commissioner Festa	Mayor Coiro	Commission Campilango
Commissioner Sabatino	Councilman D’Angelo	Vice Chairman Coiro	Chairman Hennion
Commissioner Niland	Commissioner Murphy	Richard Brigliadoro, ESQ	Tom Lemanowicz, 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 December 2020 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

Turbo Time USA	Block 178.01 – Lot 1	Site Plan Approval
500 S. Riverview Drive		Certificate of Use

Ms. Ellen Horowitz, Dale, LLC and Mr. Shabtay Kampeas appeared requesting the approval for the occupancy or approximately 4,700 sq. ft. of space to operate a business where the applicant buys and refurbishes Turbos for sale to the public.

Planning Board Attorney, Rich Brigliadoro read a letter of intent into the record. The anticipated hours of operation are 8:00 a.m. to 5:00 p.m. Monday through Friday. There will be approximately four employees including office personnel.

Mr. Kampeas testified that he anticipates hiring one additional employee. Mr. Kampeas explained the manufacturing process. He stated that the business has three small milling machines.

He also represented that no noise from the light manufacturing operation would extend beyond the building. He also represented that customers do not come to the site. Parts arrive via Federal Express or other similar carrier and sales are made based on the internet platform Shopify. Mr. Kampeas testified that a Turbo weighs between 47-50 lbs.

The Applicant will provide a small sign on the door to the building to identify the name of the business. Mr. Kampeas represented that the sign on the door is sufficient because customers do not come to the premises. Mr. Kampeas also represented that there is no outside storage of equipment

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 equipment or materials.
4. There shall be no noise which exceeds local county or state standards at the property line.
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.

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

Commissioner Campilango excused himself from the next item on the agenda. All In Favor 9-0

ITEM #2

Mella Salon
315 Totowa Road

Block 114 – Lot 11

Site Plan Approval
Certificate of Use

Ms. Enkeleda Nelaj appeared requesting the approval for the continued occupancy of an existing hair salon, which is a change of ownership.

Planning Board Attorney, Rich Brigliadoro read a letter of intent into the record. The anticipated hours of operation are 9:00 a.m. to 9:00 p.m. Monday thru Friday and on Saturday the hours will be 8:30 a.m. to 5:00 a.m.. The business will be closed on Sunday. There will be approximately three employees including herself.

Ms. Nelaj testified that she would be making cosmetic and interior renovations to the building. The interior renovations include, but are not limited to relocating the bathroom and taking down walls. Ms. Nelaj testified that there is a residential apartment also located in the building. The parking lot contains approximately 15 parking spaces. Ms. Nelaj represented that there is sufficient on-site parking for her business. With respect to signage, Ms. Nelaj testified that the new signage will be no larger than the existing signage with a change to the text only on the sign in order to reflect the name of the new business.

A motion was offered by Commissioner Zarek 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 equipment or materials.
4. All terms and conditions of the Board's prior resolutions remain in full force and effect.

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

A motion was offered by Commissioner Zarek and seconded by Commissioner Festa to readmit Commissioner Campilango to the remainder of the meeting

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

ITEM #3

United Federated
10 Gordon Drive

Block 179 – Lot 2.02
(carry to 12/10/2020)

Amended Site Plan
1 Story Addition

Mr. Anthony Fiorello, attorney for the applicant, Terrance Mostyn, principal, and Jeff Morris, PE, LS, PP , and Steven Coppa, Architect appeared with continued testimony for the approval of the preliminary and final site plan approval, ancillary "c" variance relief and design waiver relief. Mr. Mostyn proposes to expand the existing structure to create a loading dock and storage area as well as to expand the parking area.

Mr. Mostyn testified that he is a principal in two businesses. One business installs highend fire and security alarms and the second business provides security guards. Mr. Mostyn represented that he is relocating his business from Vreeland Ave in Totowa. Mr. Mostyn testified that here is no retail aspect of this operation. The anticipated hours of operation are 9: a.m. to 5:00 p.m.

Mr. Mostyn testified that there are approximately fifty employees in regard to the fire and security alarm installation business and approximately fifty employees in the security guard business. He stated that 90% of the vehicles go home with the technicians. He further testified that approximately 10 to 12 employees stay on site. There are times that salespeople come for business meetings. Mr. Mostyn stated that there are presently twenty-seven parking spaces on site and he intends to increase that number to sixty-six on site parking spaces.

Mr. Mostyn testified that he is adding a loading dock and storage area because he buys supplies in bulk which are delivered by tractor trailer and represents the need for the additional loading dock. Mr. Mostyn testified that over holidays and vacations, trucks would be parked on site ,which would necessitate additional parking spaces. Mr. Mostyn also stated the security guard never come to the building, and the installers come to the site with a truck and then they leave.

Mr. Jeff Morris, PE, LS, PP testified that has reviewed the plans and visited the site on numerous occasions, and represented that the applicant will comply with Best management Practices relative to groundwater recharge, water quality and other requirements of the NJDEP. He explained that there is a 36" pipe, which is being relocated around the new addition. Mr. Morris also indicated that the 36" pipe would take a circuitous route around the site due to a rock outcrop.

Mr. Steven Coppa, architect, represented that he has seen the pipe referenced by Mr. Morris and that he agrees that the pipe will go into a 36" pipe.

Mr. Morris represented that he would add one additional handicapped parking space to increase the number of handicapped spaces from two to three and would be relocated in order to facilitate access to the building.

Mr. Morris represented that he will provide details of a sanitary sewer easement to the Board Engineer and he would amend the plans to reflect the area of the sanitary sewer easement.

Mr. Morris also reviewed with the Board Members the proposed underground detention system. He stated that a cultic system is being proposed which is on sheet 6 of the plans submitted to the Planning Board. Mr. Morris testified that the loading dock area and new addition is approximately 1,700 sq. ft..

Mr. Morris and Mr. Coppa then proceeded to undertake an extensive review of the Planning Board Engineer's Review Report of sixty-four comments. Mr. Coppa confirmed that he would provide floor plans to the Board's Engineer.

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

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

NO PUBLIC TO BE HEARD

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

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

Planning Board Members agreed to carry this matter to January 14, 2021 in order to provide the Applicant's professionals with an opportunity to provide revised plans confirming representations made on the record before the Planning Board in regard to the Board Engineer's Review Report.

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to have the applicant complete revisions to the plans and complete all paperwork and have the applicant reappear and the regular Planning Board Meeting of January 14, 2021 on or about 8:00 p.m. with no further notice.

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to approve the Planning Board Minutes of November 12, 2020 as prepared.

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

Commissioner Murphy and Commissioner Niland abstained

RESOLUTION:

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to approve the resolution for Shred – Blk. 174 – Lot 7 as presented.

Six agreed on a roll call vote.....6-0

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to approve the resolution for Cibo Vita – Blk. 169 – Lot 8 as presented.

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to approve the resolution for Hello Fresh– Blk. 158 – Lot 4 as presented.

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to approve the resolution for “Establishing Standard Protocols for Remote Public Meetings Held during a Governor-Declared Emergency” as presented.

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

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