

BOROUGH OF TOTOWA PLANNING BOARD

PASSAIC COUNTY
NEW JERSEY



MINUTES – APRIL 28, 2016

Vice Chairman Coiro called the Planning Board meeting of Thursday, April 28, 2016 to order at 8:05 p.m. in the Municipal Building of the Borough of Totowa.

PRESENT:

Commissioner Campilango Vice Chairman Coiro Commissioner Paese Commissioner Niland
Commissioner Festa Councilman D'Angelo Richard Briigliodoro, 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 28th day of April 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

New American Fuel, Inc. Block 34- Lot 10 Amendec Site Plan
100 Union Blvd. Variance-LED Sign

Mr. Leon Consales, attorney for the applicant appeared requesting approval to reface the existing freestanding sign so that the gas prices will be in LED numbers. The numbers shall be red in color and the overall sign in blue. The dimensions of the sign shall be 43 inches wide and 65 inches long.

Mr. Sarabjit Singh testified that he is the operator of the service station but only with respect to the sale of gasoline. He stated the current hours of operation are seven days per week from 6 a.m. to 10 p.m. Mr. Singh also represented that the sign will only be illuminated during the hours that the gas station is opened to the public. Mr. Singh also represented that the LED sign is easier to maintain when prices change. Mr. Singh feels the LED sign will provide better visibility for motorists to access the site by being able to more easily determine the price of gas.

The Applicant requires a design waiver from Section 415-107B(4) of the Totowa Borough Sign Ordinance which provides that LED signs are only permitted in the B-3 Highway Business Zone.

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 applicant will install a freestanding sign in accordance with the Sign Plan submitted. The dimensions shall be 43" x 65". The sign will have a blue background with red LED numbers displaying gas prices.
2. 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.

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

ITEM #2

Urgent Care Management
Partners, LLC
465 Route 46 West

Block 174- Lots 1,3,3.024
4.02, 5 76

Minor Site Plan
Certificate of Use
Variance-Sign

Mr. John Veltri, attorney for the applicant and Jillian Stratton appeared requesting the approval for occupancy of approximately 4,000 square feet of space to provide an alternative to emergency room treatment for non-life threatening pediatric emergencies. The facility will be open to the public from Monday through Friday from 12:00 p.m. to 11 p.m. and on Saturday and Sunday from 11:00 a.m. to 11:00 p.m.

Ms. Stratton testified that she has a Master's Degree in health care and she is employed by the Applicant. The Applicant is focused on providing high level medical care to patients from newborns to twenty-one years of age. She further testified that patients are seen by the same emergency room trained physicians and nurses that a patient would experience at area hospitals, but without the long wait time and extra added expenses associated with hospitals. All pediatricians on staff are Board Certified and emergency room trained. Each physician must successfully complete a rigorous credentialing process to ensure the highest quality of care. Ms. Stratton characterized the range of injuries and illness to include, but not be limited to, diagnosing sports related injuries like fractures, sprains, as well as strains, lacerations, open wounds, rashes, bites, skin conditions, stomach aches, virus, flu, strep, mono, RSV, fever, sore throat, sniffles, asthma, respiratory issues, ear infections, eye infections and other illnesses. Ms. Stratton further testified that they have an on-site laboratory with high speed digital x-ray equipment for rapid and accurate results. Ms. Stratton confirmed that medical waste will be stored in specifically designated medical waste bags and will be retained in a secure location within the premises that are not accessible to the public. Ms. Stratton further represented that medical waste is collected and disposed of by a licensed or certified medical waste company. Medical waste is removed from site approximately four times per year.

Also testifying on behalf of the Applicant was Eric Lam, a Registered Architect in the State of New Jersey. Mr. Lam reviewed with the Board the content of the interior of the premises. Mr. Lam testified that there will be three offices, ten examination rooms, and an administration area in the center of the space, as well as an x-ray room and three bathrooms. He further confirmed the x-ray room is the equivalent of hospital grade.

The Applicant seeks to install a building façade sign approximately 138.7 square feet in area. In addition, there is an existing double-sided pylon sign. The Applicant seeks approval to install signage in the sign panels provided to be visible from both the eastbound and westbound lanes of Route 46. All of the proposed signs are identified on a Sign Plan prepared and submitted to the Board by Effective Sign Works and dated April 18, 2016. Parking spaces are not specifically assigned for any one tenant, parking is shared in common with other tenants of the shopping center. The Applicant did stipulate that there is sufficient on-site parking for the proposed use.

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. The anticipated hours of operation will be from Monday through Friday from 12:00 p.m. to 11 p.m. and on Saturday and Sunday from 11:00 a.m. to 11:00 p.m.

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

ITEM #3

Stone Corp USA
494 Riverview Drive

Block 178- Lot 2

Minor Site Plan
Certificate of Use

Mr. William Sala, attorney for the applicant and Marek Slodyczka appeared requesting approval for the continued occupancy of a granite, marble and quartz custom countertop fabrication and installation business. The anticipated hours of operation are 7:00 a.m. to 6:00 p.m. Monday through Friday and 7:00 a.m. to 4:00 p.m. on Saturday. There are no hours of operation on Sunday. There are thirty parking spaces available. Mr. Slodyczka testified that there will be approximately ten employees associated with the business, eight employees will be on-site and two employees will install the countertops.

Mr. Slodyczka indicated that he seeks to improve the façade of the building by installing a new stucco finish. Mr. Slodyczka is also seeking approval to install new signage consisting of individual letters with the name of the business StoneCorp, USA. The proposed signage will not exceed 74 square feet in area and the individual letters will be 30 inches in height. As a result of discussions between the Board and the Applicant, the Applicant agreed to limit the sign area for the building façade sign not to exceed 45 square feet. Mr. Slodyczka further testified that there is an existing freestanding sign and it is his intention to place a sign in the space provided identifying the name of the new business. Mr. Slodyczka testified that the signage on the freestanding sign will be no larger than what presently exists. He also represented that there would be no outside storage of equipment or materials outside of the fenced in area of the site. He further represented that there would be no storage of equipment or materials in trailers on the site.

After a discussion, 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. The anticipated hours of operation are 7:00 a.m. to 6:00 p.m. Monday through Friday and 7:00 a.m. to 4:00 p.m. on Saturday.
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.

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

ORDINANCES:

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to recommend to the Mayor & Council the approval of amendments to the following Ordinances:

Amend Chapter 415-Article XIX “AHD Adult Housing District Overlay Zone”

Amend Chapter 415-Article XVIII “R-AH Affordable Housing District”

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

Councilman D’Angelo abstained

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to approve the Planning Board Minutes of April 14, 2016 as presented.

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

Commissioner Niland abstained

RESOLUTIONS:

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to approve the resolution for Image Headquarters – Blk. 91 – Lot 14 as presented.

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 DMI – Blk. 180 – Lot 5 as presented.

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

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

All in favor.....6-0

Respectfully submitted,

Pete Campilango, Secretary

Patricia Paulson
Planning Board Clerk

Date Approved