

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

PASSAIC COUNTY
NEW JERSEY



MINUTES – NOVEMBER 8, 2018

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

PRESENT:

Commissioner Ferraro	Commissioner Festa	Commissioner Zarek	Councilman D'Angelo
Commissioner Murphy	Chairman Hennion	Vice Chairman Coiro	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 8th day of November 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

Wurth International Trading America, Inc. 25 Madison Road	Block 169 - Lot 8	Minor Site Plan Certificate of Use
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Johannes Hoenig & Kenneth Karle, P.E., R.A appeared requesting approval of approximately 70,828 sq. ft. of warehouse space. The Wurth Group is a world market leader in its core business, the trade in assembly and fastening material, market.

Chairman Hennion read a letter of intent into the record. The anticipated business hours are Monday through Friday from 7:00 am to 6:00 pm. Deliveries and pick-ups will only occur from Monday through Friday between 7:00 am and 4:00 pm. It's anticipated to have approximately 5 delivery trucks per day. There will be 36 to 38 employees on average on site. There are 75 parking spaces on site.

Mr. Johannes Hoenig testified that the Applicant is a trader/distributor of assembly and fastening material to affiliates, thus only dealing with companies which belong to the Wurth Group. The Wurth product line includes, but is not limited to screws, screw accessories and anchors to tools, chemical - technical products, abrasives, and personal protection equipment. All products are Wurth branded. In addition to screws, screw accessories and anchors, tools, abrasives and personal protection equipment, the Applicant stores a variety of chemical – technical products. Some of the chemical – technical products are considered hazardous materials, such as aerosols and flammable liquids according to NFPA regulations and will be stored according to corresponding storage requirements.

Mr. Karle represented that the building is constructed of masonry block and is considered a non-combustible building. The Applicant will also install fire rated walls around the flammables. Furthermore, the Applicant proposes to install in-rack sprinklers relative to the flammables stored on site. In addition, any hazardous materials and flammables will be segregated from other areas of the warehouse.

The Applicant intends to install one building facade sign approximately 16 square feet in sign area as well as one free standing pylon sign which is expected to be approximately 8 square feet in sign area.

A motion was offered by Commissioner Festa and seconded by Commissioner Murphy 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. The Applicant will install one building facade sign approximately 16 square feet in sign area as well as one free standing pylon sign which is expected to be approximately 8 square feet in sign area.
5. The applicant will obtain Totowa Borough Board of Health approval, if required.

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

ITEM #2

Brogan Cadillac Company
112 Route 46 East

Block 179 – Lot 3

Amended Site Plan

David J. Ruitenbergh, Esq. and Joseph M. Sterba, A.I.A., a registered architect appeared with proposed improvements at the Brogan Cadillac facility which were directed as part of an image enhancement program from the Cadillac Division of General Motors.

Mr. Sterba testified that there are no changes to the size or functionality of the building. Mr. Sterba represented that the entry to the showroom would be relocated. Furthermore, the new vehicle delivery area would include the installation of new doors on each side of the new vehicle delivery area. In the area of the building where the new vehicle delivery area is located, the Applicant will remove grass and the existing curb and install new pavement which is approximately 396 square feet in area. With respect to the façade of the building, the Applicant will install aluminum composite materials (ACM panels) which panels are 4 millimeters thick with a plastic core and an aluminum face. The color scheme is essentially darker gray and off-white.

The Applicant is also proposing signage. The Applicant is proposing script (Certified Service) over the entrance to the service area. In addition, the façade will have the Cadillac badge and the word Cadillac in script on the façade of the building. There is also a preexisting pylon sign on the site and the sign will include the Cadillac badge and script identifying the Brogan Cadillac facility.

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

All In Favor 7-0

NO PUBLIC TO BE HEARD

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

All In Favor 7-0

A motion was offered by Commissioner Festa and seconded by Commissioner Murphy 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.
2. The Applicant will comply with the Sign Ordinance of the Borough of Totowa. Sign approval is hereby granted to permit the Applicant to install façade signage and signage on the freestanding pylon sign as indicated on the sign plan submitted.

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

MINUTES:

A motion was offered by Commissioner Zarek and seconded by Councilman D’Angelo to approve the Planning Board Minutes of October 25, 2018 as prepared.

Two agreed to a roll call vote... 2-0
Commissioners Ferraro, Festa, Murphy abstained
Chairman Hennion & Vice Chairman abstained

RESOLUTIONS:

A motion was offered by Commissioner Zarek and seconded by Councilman D’Angelo to approve the resolution for Pizza Nostra. – Block 139 – Lot 4 as presented.

Two agreed to a roll call vote... 2-0

A motion was offered by Commissioner Zarek and seconded by Councilman D’Angelo to approve the resolution for Capezio Ballet Makers Inc. - Block 10.1 - Lot 1.01 as presented.

Two agreed to a roll call vote... 2-0

A motion was offered by Commissioner Zarek and seconded by Councilman D’Angelo to approve the resolution for Senator Kristin M. Corrado. - Block 166.04 - Lot 1 as presented.

Two agreed to a roll call vote... 2-0

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

All in favor.....7-0

Respectfully submitted,

Pete Campilango, Secretary

Patricia Paulson
Planning Board Clerk

Date Approved