

BOROUGH OF TOTOWA PLANNING BOARD

PASSAIC COUNTY
NEW JERSEY



MINUTES – FEBRUARY 24, 2022

Chairman Hennion called the Planning Board meeting of Thursday, February 24, 2022, to order at 7:30 p.m. via a Zoom Meeting for the Borough of Totowa.

PRESENT:

Commission Niland	Commissioner Murphy	Commissioner Campilango	Councilman D'Angelo
Mayor Coiro	Commissioner Festa	Commissioner Sabatino	Commissioner Zarek
Chairman Hennion	Commissioner Hanrahan	Vice Chairman Coiro	Richard Brigladoro, 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 24th 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

Englewood Lab
20 Campus Road

Block 10.01 – Lot 6

Design Waivers
for Bldg Facade Sign

Mr. Willaim Saracino, Attorney for the applicant, Mr. Frank De Ceglia – Superintendent of Security and Mr. Han Lee – Director of Property Maintenance appeared requesting design waiver relief for a building façade sign.

Mr. Lee represented that there is an existing monument sign located along the property frontage on Totowa Road. However, the building is set back approximately 500 feet from Totowa Road. Mr. Lee representing that it is his experience that trucks and trailers as well as delivers to the building have not been able to identify the location of the building due to the lack of signage. Mr. Lee represented that trucks and trailers drive past the building and then they must turn around in order to find the building. Thus the Applicant is proposing an 80 square foot building facade sign to enable truck drivers and delivery people to more easily identify the location of the building.

Mr. DeCeglie testified that he starts work at 6 o'clock in the morning and he receives numerous phone calls throughout the day from truck drivers and delivery people who pass by the location and need directions on how to find the building.

Mr. Saracino represented that the proposed 80 sq. ft. sign is necessary for safety reasons based on the testimony presented regarding truck & delivery people failing to locate the building and having to make U-turns in order to find the building. Counsel for the Applicant also represented that the proposed sign is similar to a sign on the Capezio building which is located across the street from the subject Property. It was also represented that a smaller sign would not be visible due to the existence of trees on the site.

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

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 public portion of the meeting.

All In Favor... 9-0

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to approve the design waiver for signage 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 to install a front building facade sign measuring 80 square feet in area in accordance with a sign plan dated January 7, 2021 - prepared by FI Sign, Teterboro, New Jersey 07608 and submitted to the Planning Board as part of the application package and as testified to at the time of the hearing.
2. All terms and conditions from the Board's previous Resolution of approval shall remain in full force and effect except as satisfied or amended and not in conflict with this approval
3. The Applicant will open and maintain an escrow account with the Borough of Totowa and keeping the account current with sufficient funds for professional inspection and review fees.

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

ITEM #2

Farmer's Fridge
29 Commerce Way

Block 166.03 – Lot 11

Minor Site Plan Approval
Certificate of Occupancy

Mr. Raymond Reddin, Attorney for the applicant and Julian De Franco – VP of Supply Chain appeared requesting approval for the occupancy of approximately 10,250 sq. ft. of space. Farmer's Fridge prepares and packages salads, sandwiches, grain-based bowls, breakfast items and snacks in Chicago, Illinois. Food is then packed in temperature controlled long-haul trucks and transported to a cold storage warehouse currently located in Carlstadt, New Jersey.

Mr. DeFranco represented that he is the Vice-President of supply chain for Romaine Empire, Inc. and Farmer's Fridge has approximately 400 automated vending machines located throughout the country in locations such as airports, hospitals, universities, retail locations and office buildings. Farmer's Fridge has also expanded their offerings to include direct consumer delivery as well as delivery to retailers like Target, grocery stores and other businesses.

Mr. DeFranco testified the local driver team picks up the finished product from the Carlstadt warehouse for delivery to the network of automated vending machines and wholesale clients. The Totowa facility will function similarly to the Carlstadt warehouse and will be used for storage, shipping, receiving and distribution of the Applicant's products. Furthermore, there will be office space for employees in this building. The Applicant is relocating its operation from Carlstadt to Totowa.

Mr. DeFranco further testified that there will be approximately 15 to 20 employees at the Totowa facility. There will be 5 managers full-time on the premises. In addition approximately 10 to 15 employees will load and unload trucks for distribution. The business will operate 7 days per week. The hours of operation are 24 hours a day. The first shift is at 6:00 a.m. and the second shift is at 6:00 p.m. In addition there is overnight supervision from 6:00 p.m. to 6:00 a.m.

Mr. DeFranco represented that the Applicant has been allocated 20 parking spaces for the business. Mr. DeFranco represented that there is sufficient onsite parking for the employees of the business. He also represented that there would be no retail sales from this building. Mr. DeFranco also represented that there were two loading docks on-site.

Mr. DeFranco addressed the issue of signage and indicated that a sign will be placed in the main monument sign directory in the space provided along with the signs of other tenants at the commerce center.

Mr. DeFranco also stated that the Applicant is seeking approval for a temporary situation in order to have an approximate 8-foot by 40-foot refrigerated trailer on-site until such time as the Applicant can install an approximate 1,500 to 2,400 square foot cold storage unit within the building. Mr. DeFranco testified that the trailer would be a temporary use until such time as the cold storage unit could be purchased and installed in the building. He represented that it is necessary because the Applicant has perishable products which must be kept fresh before they are shipped out for delivery.

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to approve the site plan for occupancy 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 pertaining to all alarms and security devices.
3. The Applicant will comply with the sign Ordinances of the Borough of Totowa. The Applicant is permitted to install signage in the space provided on the existing monument sign.
4. The Applicant will ensure any sound from the refrigerated storage trailers shall not exceed state noise standards. The daytime standard is 65 dBA at the property line. The daytime hours are 7:00 a.m. to 10:00 p.m. Furthermore, any sound shall not exceed the nighttime standards of 50 dBA at the property line. The nighttime hours are 10:00 p.m. to 7:00 a.m.
5. The Applicant is permitted on a temporary basis to have a refrigerated storage trailer onsite. The temporary refrigerated storage trailer is permitted to exist for a period of 6 months from the date this Resolution is adopted. In the event the Applicant is not able to remove the temporary refrigerated storage trailer at such time, the Applicant shall be required to return to the Planning Board in order to seek an extension of time for the temporary refrigerated storage trailer. The Applicant shall utilize its best efforts to obtain the indoor refrigerated storage unit such that the temporary outdoor refrigerated trailer will no longer be necessary and can be discontinued and removed from the site.
6. Applicant installing a garbage container with a closed top.
7. There will be no outside storage of equipment or materials.

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

ITEM #2

V Twins Café, LLC
294 Union Blvd.

Block 06 – Lot 6
(carried from 2/10/2022)

Minor Site Plan
Parking Area – Variances

Mr. Vincenzo Fornino appeared requesting the approval for occupancy of approximately 800 sq. ft. of space to operate a café business. The business will provide specialty Italian import products, pastries, cappuccino, espresso, coffee and other soft drinks. The Applicant will also sell gelato.

Mr. Fornino represented that there will be no oven on the premises and there will be no cooking done on the premises. The business will be open to the public seven days a week.

The hours of operation are approximately 7:00 a.m. to 11:00 p.m. Mr. Fornino represented that he will have four tables with four customers per table and four additional tables with two customers per table.

Mr. Fornino intends to install a building façade sign over the front entrance. The sign will be 7 square feet in length by 1 foot, 6 inches in height. The color of the sign will conform to the Ordinance requirements.

The Board also explained to the Applicant that should the Applicant wish to place any type of lettering or signage on the glass door or glass windows, the maximum amount of space that can be utilized for such purpose shall not exceed 20 percent (20%) of the glass area of the window or door.

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 pertaining to all alarms and security devices.
3. The Applicant will install a sign 7 feet in length by 1 foot 6 inches in height building façade sign above the front entrance. The proposed sign will conform to the sign colors permitted by Ordinance. Any signage or lettering on the glass windows or glass door shall not exceed 20 percent (20%) of the area of the glass window or glass door.
4. There will be no outside storage of equipment or materials.

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

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

Nine agreed to 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