

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

PASSAIC COUNTY  
NEW JERSEY



MINUTES – NOVEMBER 14, 2013

Chairman Hennion called the Planning Board meeting of Thursday, November 14, 2013, to order at 8:00 p.m. in the Municipal Building of the Borough of Totowa.

**PRESENT:**

Chairman Hennion	Commissioner Campilango	Councilman D'Angelo	Commissioner Paese
Commissioner Murphy	Vice Chairman Coiro	Mayor Coiro	Nordan Murphy PE
Richard Briigliadoro, ESQ			

The clerk read the statement of the meeting as follows: The meeting of the Planning Board to be held on the 14th day of November 2013 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***

Russo Acquisitions, LLC	Block 169.01 Lot 2, 5	Preliminary & Final Site Plan
990 Riverview Drive		Data Center

A motion was offered by Commissioner Campilango and seconded by Commissioner Murphy to carry this matter to the regular Planning Board Meeting of December 12, 2013 at 8:00 pm.

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

***ITEM #2***

Reddin/Masri Assoc.	Block 96 Lot 8	Minor Site Plan
9 Crew Street		Certificate of Use

Mr. Raymond Reddin, Jr appeared requesting the approval for occupancy of approximately 2,000 sq. ft. of space to operate a law practice. The prior use of the premises was also that of a law office. The law firm Reddin/Masri LLC consists of two lawyers and support staff.

Chairman Hennion read a letter of intent into the record. The anticipated hours of operation for staff will be 9:00 a.m. to 5:00 p.m. It is estimated that there will be up to five employees. There are seven parking spaces onsite and one handicap parking space.

Mr. Reddin testified as to the nature of the business. He indicated that there is an existing freestanding sign and that they will change the text to reflect the name of the new law firm.

A motion was offered by Commissioner Campilango and seconded by Commissioner Murphy to approve the application for an amended site plan regarding 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 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 materials, equipment.
4. The applicant will replace text only on the existing freestanding sign.

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

**ITEM #3**

Dunkin Donuts/Baskin Robbins  
410 Minnisink Road

Block 174 Lot 3

Amended Site Plan  
Change to exterior & signage

Mr. Michael Rubin, Attorney for the applicant appeared requesting approval of an amended site plan showing exterior changes to the existing building façade and new signage. The building footprint will remain the same. A sign variance is requested for the number and size of the proposed signs.

Mr. Oliver Young, Architect provided exhibits; A1 Building Elevations and A2 Photos of proposed signage, and discussed the proposed façade renovations and signage.

Mr. Rubin discussed a letter that the applicant received from Passaic County Planning Board regarding the application. Mr. Rubin testified that all County Planning Board requirements will be met, including installation of landscaping and traffic control devices, such as signage and pavement striping.

The Planning Board Engineer's review letter was discussed.

Planning Board members were concerned about the number, location and cumulative area of the proposed signs and requested the applicant consider modifying the application to reduce the degree of nonconformity for the proposed signage. The applicant agreed to revise the plans to reduce the size of some of the signs and to adjust the location of some of the signs. The applicant agreed to revise the plans to adjust the sign area calculations to include the wall graphic signs and the proposed logo to be placed on the awning.

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

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

**NO PUBLIC TO BE HEARD**

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

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

After further discussion, a motion was offered by Commissioner Campilango and seconded by Commissioner Murphy to carry this matter to the regular Planning Board meeting of January 9, 2014 at which time the applicant will present revised plans.

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

**ITEM #4**

Sushi Fu Asian Cafe  
400 Minnisink Road

Block 174 Lot 3  
(Change of ownership)

Minor Site Plan  
Certificate of Use

Gregg X. Wang, Esq., attorney for the applicant appeared requesting approval for occupancy of approximately 2,600 sq. ft. of space of an existing restaurant. The Applicant is a contract purchaser of the existing restaurant business known as the River Kwai Restaurant.

Chairman Hennion read a letter of intent into the record. The anticipated hours of operation will be Monday through Thursday from 11:30 a.m. to 10:00 p.m.; Friday from 11:30 a.m. to 11:00 p.m.; Saturday from 12:00 p.m. to 11:00 p.m.; and Sunday from 12:00 p.m. to 10:00 p.m. The restaurant is located in a shopping center with a total of 95 parking spaces, which are shared in common with the remaining stores in the shopping center and are available on a first-come, first-serve basis.

Mr. Wang indicated that the Applicant intends to operate a sit down restaurant serving Pan-Asian food with a focus on Japanese and Chinese-style cuisine on the premises. The Applicant intends to hire nine employees and most of the employees will be picked up and dropped off daily. The Applicant intends to change the text on the existing signs to reflect the name of the new business.

A motion was offered by Commissioner Campilango and seconded by Commissioner Murphy to approve the application for an amended site plan regarding 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 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 materials, equipment.
4. The applicant will replace text only on the existing sign.
5. All previously approved conditions for this business shall remain in effect

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

**ITEM #5**

Regal Commodities  
721 Union Blvd.

Block 173 Lot 1.02

Minor Site Plan  
Certificate of Use

Mr. Abramowitz, principal of Regal Commodities, and Mr. Bill Garner, Operations Manager for Regal Commodities appeared requesting approval for the occupancy of approximately 78,000 sq. ft. of space for a coffee roasting and packaging company that manufactures and distributes private label coffee nationally.

Chairman Hennion read a letter of intent into the record. The anticipated hours of operation are 5:30 a.m. to 4:00 p.m. There are 43 employees and 124 parking spaces onsite. The site is approximately 5.3 acres in size, and the building contains 77,820 sq. ft. of which 48,083 sq. ft. is warehouse space. The office space on the first floor is 18,906 sq. ft. and the office space on the second floor is 10,831 sq. ft.

Mr. Garner provided an overview of the operations process. He stated that green coffee arrives at the site by truck, whereupon the coffee is roasted, ground, then packaged to be shipped out. The roasting equipment consists of three Jabez Burns 23 R Thermolo roasters, which produce 1,800 lbs. of coffee per hour per machine. The exhaust from these roasters is vented into a thermal oxidizer designed specifically to reduce emissions in order to conform to New Jersey Department of Environmental Protection requirements. Mr. Garner stated that the oxidizer captures approximately 99 percent of the odors that are emitted through the production process. He also indicated that there will be twelve packing machines and two grinding machines onsite. Mr. Garner also indicated that they will only change the text to reflect the name of the new business.

Also testifying on behalf of the Applicant was John Dreyer, the building owner. Mr. Dreyer testified in regard to the number of onsite parking spaces. He further confirmed that the parking lot is illuminated and there are also lights on the building.

A motion was offered by Commissioner Campilango and seconded by Commissioner Murphy to approve the application for an amended site plan regarding 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 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 materials, equipment.
4. The applicant will replace text only on the existing sign.
5. All deliveries to the site shall occur no earlier than 7:00 a.m.
6. The Applicant states that there will be no illumination from either the parking lot or building spilling over the lot line onto adjoining properties.
7. Sound emissions from the manufacturing process shall conform to all local and State regulations.
8. Exhaust emissions from the business operation shall conform to NJDEP requirements.
9. All previously approved conditions for this business shall remain in effect

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

**ITEM #6**

State Limousine, LLC  
315 Totowa Road

Block 166.4 Lot 1

Minor Site Plan  
Certificate of Use

Mr. Mohammed Zughbi appeared requesting approval for occupancy to operate a limousine service. He is renting office space for dispatch purposes only at this location. He indicated that there will be two employees for the business.

Vice Chairman Coiro read a letter of intent into the record. The anticipated hours of operation will be from 6:00 a.m. to 8:00 p.m. . The Applicant is subleasing office space at this location from the Regus Center.

Mr. Zughbi testified that the landlord has provided him with up to five parking spaces and he confirmed that the vehicles would not be parked on-site as they will be taken home by the drivers. Mr. Zughbi further testified there would be no signage associated with this business.

A motion was offered by Commissioner Campilango and seconded by Commissioner Murphy to approve the application 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 in regards to all alarms and security devices.
3. There will be no outside storage of materials, equipment.

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Paese to approve the Planning Board minutes of October 24, 2013 as prepared.

Six agreed on a roll call vote.....6-0  
Mayor Coiro abstained

**RESOLUTIONS:**

A motion was offered by Commissioner Campilango and seconded by Commissioner Murphy to approve the resolution for Kari-Out Co. – Block 179-Lot 1 as presented.

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Murphy to approve the resolution for Salon M – Block 114-Lot 11 as presented.

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Murphy to approve the resolution for Clove III Indian Cuisine – Block 92-Lot 11 as presented.

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Murphy to approve the resolution for Hi-Fi Auto Parts, LLC – Block 43-Lot 24 as presented.

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

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

All in favor.....8-0

Respectfully submitted,

---

Pete Campilango, Secretary

---

Patricia Paulson  
Planning Board Clerk

---

Date Approved