

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

PASSAIC COUNTY
NEW JERSEY



MINUTES – SEPTEMBER 27, 2018

Chairman Hennion called the Planning Board meeting of Thursday, September 27, 2018 to order at 8:00 p.m. in the Municipal Building of the Borough of Totowa.

PRESENT:

Commissioner Campilango	Commissioner Ferraro	Commissioner Zarek	Councilman D'Angelo
Chairman Hennion	Mike Cristaldi, PE	Richard Briigliodoro, ESQ	

The clerk read the statement of the meeting as follows: The meeting of the Planning Board to be held on the 27th day of September 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

Spoil Me Salon, LLC
357 Union Blvd.

Block 94 - Lot 9

Minor Site Plan
Certificate of Use

Mr. Ray Reddin, attorney for the applicant, and Madeline Cavaliere appeared requesting approval for the continued occupancy to operate a beauty salon at this location. The business will provide services including, but not limited to, shampoo, haircuts, hair dyes, highlights, blow-outs, hair extensions, eyelashes and make-up.

Chairman Hennion read a letter of intent into the record. The Applicant will occupy approximately 1,100 square feet of space at this location. The anticipated hours of operation will be Sunday and Monday by appointment only, Tuesday, Wednesday and Thursday from 10:00 a.m. to 6:00 p.m. and Friday and Saturday from 9:00 a.m. to 7:00 p.m. There will be two to three employees.

Ms. Cavaliere stated that the Applicant will install a sign to reflect the name of the new business in the existing sign box. The Applicant also represented that she will comply with the Ordinance requirements for the color of the sign.

A motion was offered by Commissioner Campilango and seconded by Commissioner Zarek 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.

5. All employees of the business will obtain and maintain all appropriate licenses required for the hair salon business.
6. 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.

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

ITEM #2

Smara Salon
251 Union Blvd

Block 43 - Lot 25

Minor Site Plan
Certificate of Use

Mr. Hussam Samara appeared requesting approval for the continued occupancy to operate a beauty salon at this location. The services to be rendered are typical services that one would receive at a beauty salon including, but not limited to, hair cutting, hair coloring, as well as other grooming procedures, make up operations, and eye brow threading.

Chairman Hennion read a letter of intent into the record. The Applicant will occupy approximately 1,100 square feet of space at this location. The anticipated hours of operation are 10:00 a.m. to 7:00 p.m. Tuesday through Sunday. The business will be closed to the public on Monday. There will be two to three employees. The Applicant will also occupy approximately 1,100 square feet of space at this location.

Mr. Samara testified that the Applicant would perform cosmetic renovations, including but not limited to painting, cleaning and installing tile. Mr. Samara also testified there is an existing sign box and the Applicant will install a sign to reflect the name of the new business in the existing sign box. The Applicant represented that the signage would conform to the Ordinance requirements.

There are sixteen parking spaces allocated for use by the salon.

A motion was offered by Commissioner Campilango and seconded by Commissioner Zarek 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.
5. All employees of the business will obtain and maintain all appropriate licenses required for the hair salon business.
6. 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.

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

ITEM #3

Juliana's Bakery
181 Union Blvd

Block 40 - Lot 21

Minor Site Plan
Certificate of Use

Danielle Miller and Josephine Miller appeared requesting approval for the continued occupancy to operate a Bakery selling products including, but not limited to, cakes, cookies, pies, breads and other confectionary products for sale to the public. All baking will be done on the premises.

Chairman Hennion read a letter of intent into the record. The anticipated hours of operation will be 7:00 a.m. to 7:00 p.m., 4 days per week from Tuesday through Friday, Saturday from 7:00 a.m. to 5:00 p.m. and Sunday 7:00 a.m. to 4:00 p.m. and closed on Monday. There will be three employees. The Applicant will occupy approximately 3,000 square feet of space at this location.

Parking for the business will be located on the street for both customers and employees of the business. The Applicant intends to replace the existing sign with a new sign to reflect the name of the new owner.

A motion was offered by Commissioner Campilango and seconded by Commissioner Zarek 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.
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.

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

ITEM #4

Tulfra Hampshire
D/B/A: Extra Space Storage
930 Riverview Drive

Block 169 - Lot 9

Amended Site Plan
Signage

Robert J. Mancinelli, attorney for the applicant, appeared requesting approval for an amended site plan and variance for the relief for signage. There is an approximately 114,000 square foot existing self-storage facility on-site. The Applicant seeks permission to install (1) one new double-sided monument sign; (2) replace the existing wall sign located on the building's east elevation with one new 266 square foot LED internally illuminated wall mounted channel letter sign; (3) replace the existing wall sign located on the building's north elevation with one new 66.5 square foot LED internally illuminated wall mounted sign with channel letters; (4) install one new 3.4 square foot office canopy sign on the building's east elevation; and (5) install one new 27 square foot flat aluminum directional sign on the building's east elevation.

Maria Muniz testified as a representative of Tulfra Hampshire Self Storage, LLC. She testified that she is in the Permitting Department and she is fully familiar with this application. Ms. Muniz testified that the proposed signage is in conformance with corporate decisions to rebrand the business. Ms. Muniz reviewed each of the proposed signs with the Board which signs are set forth on plans prepared by McFarland Engineering dated May 24, 2018 and consisting of 14 sheets.

Ms. Bridget Bogart, P.P., testified that the Board previously approved signage for the north and east elevations. The Applicant seeks to increase the size of the previously approved signs. However, the proposed signs due to their sign area and the number of signs require c(2) variance relief under the Municipal Land Use Law. Ms. Bogart provided testimony in support of the granting of variance relief. Ms. Bogart represented that the purposes of the Municipal Land Use Law pursuant to N.J.S.A. 40:55D-2i would be satisfied. Ms. Bogart testified that the approval of this application would promote a desirable visual environment through creative development techniques and good civic design and arrangement. She stated that the increase in size of the signage would improve visibility. The proposed lighting is new LED lighting. The Applicant is also willing to install a dimmer switch on the signage lighting in order to control the intensity of the illumination. Ms. Bogart stated that the proposed signage is more compatible with the scope and scale of the building façade on both the north and east elevations.

Having testified in regard to the positive criteria, Ms. Bogart next addressed the negative criteria. Ms. Bogart represented that the application could be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the Zone Plan and Zoning Ordinance. Ms. Bogart testified that the building is set back approximately 115 feet from the property line and that there are two (2) lanes of

traffic, traveling in each direction along Riverview Drive with residential housing on the opposite side of the street. She further represented that the proposed signage is an appropriate scale for the setback and the size and scope of the building. She also stated that the block letters with LED lighting is more aesthetically appealing. She further represented that the proposed signage breaks up the scale and massing of the building. She also stated that the proposed signage makes the building more user friendly.

Ms. Bogart also reviewed the 2014 Master Plan and the 2017 Master Plan of the Borough of Totowa. The 2017 Master Plan seeks to provide for selective redevelopment of older buildings. Ms. Bogart testified that this section of the Master Plan is satisfied by: 1) the approval of the signage package which promotes visibility of the site; 2) is compatible with the size and scale of the building; and 3) also promotes the economic viability of the building which is consistent with the Master Plan's goal of revitalizing and redevelopment of older buildings.

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

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

Denisse Angulo, 947 Riverview Drive, as well as Kevin Ashworth, 369 Winnifred Drive. Both Ms. Angulo and Mr. Ashworth advised the Board of concerns that they had in regard to spillover lighting from on-site lighting and from the illumination from the proposed signs which they contend would spill over onto their respective properties and disturb their use and enjoyment of their residences. There were no other members of the public present expressing an interest in this application.

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

As to the complaints of the neighbors, the Board and the Applicant engaged in a colloquy whereby the Applicant stipulated that they would install a dimmer on the signage such that if the Zoning Officer determines that the signage is too bright, the intensity of the signage could be reduced. The Applicant also stipulated that the signage would be shut off at 10:00 p.m. Furthermore, the Applicant stipulated that it would provide a lighting report which includes both interior and exterior lighting on-site to the Board Engineer in order to insure that there is no spillover lighting onto adjoining properties and the lighting is in compliance with Ordinance standards. The report shall be subject to the review and approval of the Board Engineer. Therefore, the Board also finds that the purposes of the act would be advanced by a deviation from the Zoning Ordinance requirements and the benefits of the deviation would substantially outweigh any detriment, thereby enabling the Board to grant variance relief under the MLUL pursuant to N.J.S.A. 40:55D-70c(2).

A motion was offered by Commissioner Campilango and seconded by Commissioner Zarek to approve the amended site plan and grant variance relief 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 provide a lighting report for both exterior and interior lights which shall be submitted to the Board Engineer and shall be subject to the review and approval of the Board Engineer in order to verify that there will be no spillover lighting onto adjoining properties and that the lighting is in compliance with Ordinance standards.
2. Signage will be shut off at 10:00 p.m.
3. Applicant will install a dimmer switch on all signage which can adjust the illumination of the signage if determined in the sole discretion of the Zoning Officer.
4. 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.

Three agreed to a roll call vote... 3-2

RESOLUTION:

A motion was offered by Commissioner Campilango and seconded by Commissioner Zarek to approve the resolution for Mona's Deli & Catering- Block 94 - Lot 9 as presented.

Three agreed on a roll call vote.....3-0

MINUTES:

A motion was offered by Commissioner Campilango and seconded by Commissioner Zarek to approve the Planning Board Minutes of September 13, 2018 as prepared.

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

Commissioner Murphy abstained

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

All in favor.....5-0

Respectfully submitted,

Pete Campilango, Secretary

Patricia Paulson
Planning Board Clerk

Date Approved