

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

PASSAIC COUNTY
NEW JERSEY



MINUTES – DECEMBER 9, 2021

Chairman Hennion called the Planning Board meeting of Thursday, December 9, 2021, to order at 7:30 p.m. via a Zoom Meeting for the Borough of Totowa.

PRESENT:

Commission Niland	Vice Chairman Coiro	Commissioner Campilango
Mayor Coiro	Commissioner Festa	Commissioner Sabatino
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 9th day of December 2021 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

Hello Fresh	Block 158 – Lot 4	Preliminary/Final Site Plan
8 Vreeland Ave		Existing loading & Parking

Planning Board Attorney, Rich Briigliodoro informed Board Members and public that Hello Fresh has constructed a guard shack and has requested that this matter be carried to our regular meeting of January 13, 2022 at 7:30pm without further notice.

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to carry this matter to our regular meeting of January 13, 2022 at 7:30pm without further notice.

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

ITEM #2

West River Realty Assoc. LLC	Block 170.03 – Lot 2	Preliminary & Final Site Plan
20 West End Road	(carried from 10/28/2021)	Parking Area – Variances

Planning Board Attorney, Rich Briigliodoro informed Board Members that the applicant has requested that this matter be carried to our regular meeting of January 13, 2022 at 7:30pm without further notice.

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to carry this matter to our regular meeting of January 13, 2022 at 7:30pm without further notice.

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

ITEM #3

Phoenix Title Agency
294 Union Blvd.

Block 106 – Lot 6

Minor Site Plan Approval
Certificate of Occupancy

Mr. Alfred Gellene, Attorney for the applicant and Sonia Garcia appeared requesting approval for the occupancy of approximately 1,600 sq. ft. of space to be used as strictly office space. There will be 3 employees.

Ms. Garcia attempted to answer Planning Board Member's questions regarding signage. She indicated that it would be a Gold/Black/White sign mounted above the door, however unsure of the dimensions. A diagram was not submitted with the application.

Chairman Hennion determined there was not enough information to proceed and instructed the applicant to return with the proper signage documentation at our next regular meeting on January 13, 2022.

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to carry this matter to regular meeting of January 13, 2022 at 7:30pm without further notice.

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

ITEM #4

Amano USA Holdings
29 Commerce Way

Block 166.03 – Lot 14

Minor Site Plan Approval
Certificate of Occupancy

Mr. Ray Hassa, Vice President of Operations for Amano USA Holdings appeared requesting the approval for occupancy of approximately 11,670 sq ft. to be used as offices and warehouse space. Mr. Hassa also represented that there will be no manufacturing done on site. Mr. Hassa further explained the nature of the business as selling hardware and software for revenue control for parking systems. Installation is also provided.

Mr. Hassa testified that the Applicant provides software and hardware parking revenue control systems to its customers. The anticipated hours of operation are approximately 7:00 a.m. to 6:00 p.m. Monday through Friday. Mr. Hassa also confirmed that there will be no outside storage of equipment and materials. He did, however, state that two vans will be parked overnight. However, the vans are not used for storage.

There will be approximately thirty-four employees on site. In addition, there are approximately 75 on-site parking spaces. The Applicant confirmed that there is sufficient on-site parking to accommodate the business.

The Applicant will install signage in the space provided on the monument sign for both Amano McGann, Inc. and Amano USA Holdings, Inc. In addition, the Applicant will place the name of the business on the glass entrance doors to the office space and on the glass window adjacent to the entrance door. The Board informed the Applicant that no more than 20% of the glass area can contain signage.

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. There will be no outside storage of equipment or materials.

4. The Applicant is permitted to install signage in the space provided on the monument sign for Amano USA Holdings, Inc. and Amano McGann, Inc. In addition, the Applicant is permitted to install signage on the glass door and the glass window adjacent to the glass door to reflect the name of the new business. The installation of such signage on the glass door and/or window shall not exceed 20% of the glass door and/or window area.

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

ITEM #4

1-800 New Parts
4 Taft Road

Block 170.03 – Lot 7
Tenant A

Minor Site Plan Approval
Certificate of Occupancy

Mr. Raymond Reddin, attorney for the applicant and Kevin Dipiano appeared requesting approval for the occupancy of approximately 12,100 sq. ft of space for the warehousing and distribution of new auto parts. Mr. Dipiano testified he owns Wayne Mazda as well as other automobile dealerships. He testified that no customers come to the facility.

He further represented that most of the orders are placed via telephone and then deliveries are made from this facility. Typically, deliveries are received between 5:00 a.m. and 7:00 a.m. Monday through Friday.

Mr. Dipiano testified the anticipated hours of operation will be approximately 6:30 a.m. to 4:00 p.m. Monday through Friday. There will be six employees on site. Mr. Dipiano additionally testified that there is a monument sign which will accommodate all tenants at this building. In addition, the Applicant will have a small sign for deliveries in the rear of the building for his business in addition to placing a sign in the space provided on the monument sign.

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. There will be no outside storage of equipment or materials.

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

ITEM #5

Stan-Pac
4 Taft Road

Block 170.03 – Lot 7
Tenant B

Minor Site Plan Approval
Certificate of Occupancy

Mr. Raymond Reddin, attorney for the applicant and Brad Zelenyt, General Manager appeared requesting approval for the occupancy of approximately 30,000 sq. ft of space for a warehouse only operation of his manufacturing business which includes, but not limited to, paper products, ice cream packaging and soup cups. Mr. Zelenyt testified that there will be no manufacturing done on the premises, it will be strictly a warehouse operation at this site.

Mr. Zelenyt further testified there will be two employees at the warehouse. The anticipated hours of operation will be 7:00 a.m. to 4:00 p.m. Monday through Friday. There are also two loading docks. With respect to signage, the Applicant will place a sign which identifies the name of the business in the space provided on the monument sign. There will also be a sign on the main door reflecting the name of his business.

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. There will be no outside storage of equipment or materials.

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

ITEM #6

Orange Distribution Solutions
4 Taft Road

Block 170.03 – Lot 7
Tenant C

Minor Site Plan Approval
Certificate of Occupancy

Mr. Raymond Reddin, attorney for the applicant and Ross Evans, Vice President of Operations appeared requesting approval for the occupancy of approximately 14,444 sq. ft of space for a warehouse and distribution business for on-line sellers, i.e. eBay. Approximately 2,400 square feet of space will be used as office space and the remainder of the space will be used as warehouse space.

The anticipated hours of operation will be 9:00 a.m. to 5:30 p.m. Monday through Friday. Furthermore, as seasonal demands dictate, the Applicant will also be open on Saturday from 8:00 a.m. to 2:00 p.m. There will be eighteen employees on site. Thirteen employees will work in the warehouse and five employees will work in the office.

Mr. Evans testified that no customers come to the site. The nature of the business is essentially wholesale. The products are shipped via United States Postal Service and other common carriers. Mr. Evans testified that the products that are being distributed or sold are typically apparel and small scale electronics, as well as small coffee makers.

Mr. Evans testified the Applicant typically receives two or three trucks a day which he characterizes as being United States Postal Service trucks and other similar carriers such as DHL and UPS. With respect to signage, the Applicant will install a sign in the space provided on the monument sign to reflect the name of the business.

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. There will be no outside storage of equipment or materials.

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

ITEM #7

Moo It Companies
4 Taft Road

Block 170.03 – Lot 7
Tenant D

Minor Site Plan Approval
Certificate of Occupancy

Mr. Raymond Reddin, attorney for the applicant and Timothy Wilson appeared requesting approval for the occupancy of approximately 6,675 sq. ft of space for an information technology support business.

The office is used to provide help desk support to customers in addition to departments that support the operation of the Applicant's business. Essentially the business is a general office use operation.

Mr. Wilson testified that the anticipated hours of operation are Monday through Saturday from 8:00 a.m. to 6:00 p.m. The business has ten employees. Some employees will travel to work sites for repairs. Other employees will remain in the office and offer technical support. Mr. Wilson testified that approximately 500 square feet of space is allocated as storage space for equipment and parts. Mr. Wilson also testified that they are relocating from Fairfield, New Jersey to the Totowa site.

The Applicant is installing a sign to identify the name of the business in the space provided on the monument sign. In addition, there will be sign on the interior glass door to the tenant space which is located on the second floor of this building.

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. There will be no outside storage of equipment or materials.

Seven 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 November 11, 2021 as presented.

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

Commissioner Zarek & Vice Chairman Coiro abstained

RESOLUTIONS:

A motion was offered by Commissioner Campilango and seconded by Commissioner Niland to approve the resolution for AK Rashidzada Corp, Block 179 – Lot 2.03 as prepared.

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Niland to approve the resolution for Totowa Food, Block 145 – Lot 13 as presented.

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Niland to approve the resolution for Homesense, Block 174 – Lot 1-3.02, 4.02,5 & 6 as presented.

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Niland to approve the resolution for Marshalls, Block 174 – Lot 1-3.02, 4.02,5 & 6 as presented.

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

Mayor Coiro discussed our Meeting Schedule for 2022 and advised Board Members that we will be continuing the virtual meetings until the end of April due to the unknown factors of the Covid variant expected during the upcoming winter.

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

All in favor.....7-0

Respectfully submitted,

Pete Campilango, Secretary

Patricia Paulson
Board Clerk

Date Approved