

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

PASSAIC COUNTY
NEW JERSEY



MINUTES – SEPTEMBER 23, 2021

Vice Chairman Coiro called the Planning Board meeting of Thursday, September 23, 2021, to order at 7:30 p.m. via a Zoom Meeting for the Borough of Totowa.

PRESENT:

Councilman D'Angelo	Commission Ferraro	Vice Chairman Coiro	Commissioner Campilango
Mayor Coiro	Commissioner Zarek	Commissioner Murphy	Commissioner Sabatino
Mike Cristaldi, 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 23rd day of September 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

Impact Steel Erectors, Inc. 780 N. Riverview Drive	Block 172 – Lot 2.01	Amended Site Plan Approval Variance-Setbacks
---	----------------------	---

Mr. Ricardo Monteiro, Attorney for the Applicant and Mr. Adnan Khan – Engineer, appeared requesting approval to construct a 3,700 sq. ft. addition for the storage of vehicles and materials. A variance is requested for the side yard set-back.

Mr. Khan testified that the property is presently used as a light manufacturing facility for a steel erection business. Mr. Khan testified that the Applicant is proposing an approximate 3,700 square foot addition as well as parking improvements. However, the Applicant requires variance relief for a side yard setback.

Mr. Khan testified that there are 22 employees associated with the business and therefore, 22 parking spaces are required for the employees. As a result, he testified that there are 29 parking spaces required in the I-1 zone and 28 parking spaces are proposed. Thus, the Applicant seeks a design waiver for one parking stall.

Mr. Khan testified that twenty-one parking spaces are in the parking lot and seven vehicles are proposed to be parked within the new addition for a total of twenty-eight on-site parking spaces. Mr. Khan also testified that vehicles currently park outside the building. However, if this application is approved, after hours and on weekends seven vehicles would park inside the building.

Mr. Khan also represented that the Applicant is proposing a 3,700-gallon dry well to accept stormwater from the parking lot. He indicated that stormwater would be retained on site so that stormwater would not migrate on to the roadway or to adjoining properties. Mr. Khan also testified that he has prepared stormwater calculations in order to address a 2-year, 10-year, and a 100-year storm event.

The Applicant also stipulated that as a condition of approval the Applicant would provide permeability soil tests to the Board Engineer. Mr. Khan also represented that as a condition of approval, the Applicant would be willing to work with the Board Engineer in order to identify any trees to be removed and would work with the Board Engineer to provide a suitable tree replacement plan.

Mr. Khan testified that the Applicant is not able to comply with providing landscaping with respect to 10% of the parking area. However, he reviewed the existing landscaping on the site and represented that there is more than sufficient landscaping on site to meet the intent of the ordinance even though landscaping is not provided specifically in the parking area. Mr. Khan also stipulated that although the lighting plan shows some spillover lighting, the Applicant will submit a lighting plan to the Board Engineer in order to demonstrate that there will be no spillover lighting on to adjoining properties.

The Board and the Applicant engaged in a discussion regarding reducing the size of the proposed addition. The minimum side yard setback is 30 feet and 26.3 feet is existing and the Applicant is now proposing a setback of 1.33 feet. The Board requested that the Applicant increase the side yard setback and then return to the Board.

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

All in Favor 8-0

There were no members of the public present.

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

All in Favor 8-0

A motion was offered by Commissioner Campilango and seconded by Commissioner Zarek to carry this matter to our regular meeting of October 14, 2021 on or about 7:30PM without further notice.

Eight agreed to a roll call vote... 8-0

ITEM #2

361 Union Blvd., LLC
361 Union Blvd.

Block 94 – Lot 1

Site Plan Approval
Certificate of Occupancy

Mr. Stephan Hambrecht, Architect and Mr. Jared Drill, Applicant appeared requesting the approval for occupancy of approximately 3,500 square feet of space to operate a law office, The Vespi Law Firm, LLC.

Testifying on behalf of the Applicant was Stephen Hambrecht, a licensed architect in the State of New Jersey. The anticipated hours of operation are Monday through Saturday from 9:00 a.m. to 5:00 p.m. However, most likely on Saturday the law firm will be closed by approximately 3:00 p.m. The law firm will have a total of ten full-time employees and two part-time employees. The parking lot has eighteen parking spaces. The business will be open under the name The Vespi Law Firm. The Vespi Law Firm currently operates out of 547 Union Boulevard, Totowa, New Jersey. The Vespi Law Firm is a personal injury law firm. Mr. Hambrecht reviewed with the Board the internal configuration of the office space which will contain offices, conference rooms, a lounge or break area among other rooms on site.

The Applicant also requested approval to install four façade signs. However, the Applicant did not provide illustrations of the proposed signs. As a result, the Board did not grant any sign approval in connection with this application. The applicant intends to return to the Planning Board meeting of October 14, 2021 with required illustrations and site plan.

A motion was offered by Commissioner Campilango and seconded by Commissioner Zarek to carry the sign portion of the application to our October 14, 2021 meeting.

All in Favor 8-0

A motion was offered by Commissioner Campilango and seconded by Commissioner Zarek to approve the site plan for occupancy only 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 will comply with all other applicable rules, regulations, ordinances, and statutes of the Borough of Totowa, County of Passaic, State of New Jersey or any other agency having jurisdiction.

Eight agreed to a roll call vote... 8-0

ITEM #3

For Dancers Only
320 Union Blvd.

Block 106 – Lot 1

Site Plan Approval
Certificate of Occupancy

Ms. Kelly Allen appeared requesting the approval for occupancy to operate a second dance studio at the subject Property. Ms. Allen currently operates a dance studio commonly known as “For Dancers Only” at 248 Union Boulevard.

Ms. Allen testified that she has operated “For Dancers Only” for approximately 32 years. The nature of the business is to provide dance instruction to dancers between the ages of 2 years old and 18 years old. The dance school teaches ballet, tap, jazz, contemporary dance routines and modern dance. There will be small class sizes between 8 to 12 students in 1 dance studio. There will be 1 full time instructor and 2 to 4 part-time instructors.

The anticipated hours of operation are Monday through Friday from 10:00 a.m. to 8:00 p.m. The dance school operates on Saturday and Sunday from 9:00 a.m. to 4:00 p.m. The Applicant will occupy approximately 1,800 square feet of space at this location. On-site parking is available for approximately eight vehicles.

Regarding signage, Ms. Allen represented that at the present time she’s not installing a building façade sign. However, Ms. Allen was advised that she could install signage on the glass entry door or glass windows except that such signage shall not exceed 20% of the glass area of the door or window.

A motion was offered by Commissioner Campilango and seconded by Commissioner Zarek to approve the site plan for occupancy only 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 a sign in the window or door area. However, said sign shall not exceed 20% of the window or door area.
5. The applicant will comply with all other applicable rules, regulations, ordinances, and statutes of the Borough of Totowa, County of Passaic, State of New Jersey or any other agency having jurisdiction.

Eight agreed to a roll call vote... 8-0

ITEM #4

Fusion 27
545 Union Blvd.

Block 145 – Lot 13

Site Plan Approval
Certificate of Occupancy

Mr. Jose Olivares appeared requesting the approval for the continued occupancy of approximately 1,400 sq. ft. of restaurant space. This is a change of ownership.

The restaurant will be open Monday through Thursday from 11:30 a.m. to 3:00 p.m. and then reopening at 5:00 p.m. until 10:00 p.m. On Friday and Saturday the hours will be from 5:00 p.m. to 11:00 p.m. On Sunday the restaurant will be open from 2:00 p.m. to 9:00 p.m.

Regarding signage, the Applicant seeks to install a new sign in the existing sign-box to reflect the name of the new restaurant. The sign will have a white background with black lettering.

A motion was offered by Commissioner Campilango and seconded by Commissioner Zarek to approve the site plan for occupancy only 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 will comply with the sign ordinances of the Borough of Totowa and is permitted to install a sign in the window or door area. Signs shall not exceed 20% of the window or door area.
5. The applicant will comply with all other applicable rules, regulations, ordinances, and statutes of the Borough of Totowa, County of Passaic, State of New Jersey or any other agency having jurisdiction hereunder.

Eight agreed to a roll call vote... 8-0

ITEM #5

Italian American Soccer Club
785 Totowa Road

Block 10 – Lot 3

Site Plan Approval
Certificate of Occupancy

Mr. Robert Aliano, a member of the Italian-American Soccer Club appeared requesting the approval for occupancy. The central purpose of the club is to hold regular meetings and to have related social gatherings for the members of the Soccer Club. The Soccer Club also engages in fund raising activities. The anticipated hours of operation will be seven days a week between the hours of 7:00 a.m. and 10:00 p.m. Mr. Aliano represented that the Applicant will not install signage. Parking is shared in common with other tenants in the office building

A motion was offered by Commissioner Campilango and seconded by Commissioner Zarek to approve the site plan for occupancy only 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 will comply with the sign ordinances of the Borough of Totowa and is permitted to install a sign in the window or door area. Signs shall not exceed 20% of the window or door area.
5. The applicant will comply with all other applicable rules, regulations, ordinances, and statutes of the Borough of Totowa, County of Passaic, State of New Jersey or any other agency having jurisdiction.

Eight agreed to a roll call vote... 8-0

A motion was offered by Commissioner Campilango and seconded by Commissioner Zarek to approve the Planning Board Minutes of September 9, 2021 as prepared.

Six agreed on a roll call vote.....6-0
Commissioner Ferraro, Vice Chairman Coiro abstained

RESOLUTIONS:

A motion was offered by Commissioner Campilango and seconded by Commissioner Zarek to approve the resolution for Success On The Spectrum – Block 166.04, Lot 1 as presented.

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Zarek to approve the resolution for Optimum/AlticeMobile – Blk. 174 – Lot 512 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 Zarek to adjourn the meeting.

All in favor.....8-0

Respectfully submitted,

Pete Campilango, Secretary

Patricia Paulson
Board Clerk

Date Approved