

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

PASSAIC COUNTY
NEW JERSEY



MINUTES – SEPTEMBER 12, 2019

Chairman Hennion called the Planning Board meeting of Thursday, September 12, 2019 to order at 8:00 p.m. in the Municipal Building of the Borough of Totowa.

PRESENT:

Vice Chairman Coiro	Commissioner Campilango	Chairman Hennion	Commissioner Niland
Commissioner Zarek	Commissioner Sabatino	Commissioner Festa	Commissioner Murphy
Commissioner Ferraro	Richard Briigliadoro, ESQ	Tom Lemanowicz, PE	

The clerk read the statement of the meeting as follows: The meeting of the Planning Board to be held on the 12th day of September 2019 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

Spirit Halloween 1 Route 46 West	Block 177 - Lot 2.01	Minor Site Plan <i>Certificate of Occupancy</i>
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Mr. Paul Favaloro, District Manager appeared requesting approval for temporary occupancy of a seasonal Halloween costume and supply store. The applicant will occupy approximately 10,000 sq. ft. of space.

Chairman Hennion read a letter of intent into the record. The occupancy is for approximately 3 months only and the tenancy will commence in September 2019 and end on or before November 2, 2019. The anticipated hours of operation are 10 a.m. to 9 p.m. Monday through Saturday, and on Sunday, 11:00 a.m. to 7:00 p.m. There would be a maximum of 12 employees per shift.

Mr. Favaloro testified that the applicant will take possession and the business would open to the public in mid-September 2019. The store would be occupied on a temporary basis which tenancy would end on or before November 2, 2019. There are approximately 400 parking spaces allocated for customer parking which are shared in common with the other tenants of the shopping center.

Mr. Favaloro further testified there would be one 8' x 45' vinyl storefront banner, one 6½' x 22' wide side roof sign and one 3½' x 12' vinyl pylon banner. The signs will be securely and professionally installed by the sign contractor. The Applicant requires a design waiver for signage pursuant to §415-107 signs of the Totowa Borough Code.

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 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 and intend to install 1 vinyl banner for the storefront which is 2' by 16' or 32 square feet in size and 2' x 12' vinyl pylon banners.

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

ITEM #2

Durisan
930 Riverview Drive

Block 169 - Lot 6

Minor Site Plan
Certificate of Use

Matthew J. Capizzi, Esq. appeared requesting the approval for occupancy of approximately 19,000 sq. ft. operate a general office and training center for business operations and light manufacturing, assembly, packaging, warehouse and distribution of non-hazardous, anti-microbial sanitation products.

Mr. Capizzi stated that the Applicant produces non-alcohol-based hand sanitizers. The Applicant maintains a production and distribution facility in Florida. In addition, there is a facility in Passaic, New Jersey. The Passaic, New Jersey facility will be closed with the Applicant moving to Totowa. Mr. Capizzi represented that there are no exterior or site plan related improvements as part of this application. This application from a construction standpoint involves an interior fit out of the premises to accommodate the proposed business. Mr. Capizzi further stated that the Applicant is creating offices, conference room, and a lab area as part of the interior fit out of the premises. He represented that sometimes, clients will come to the facility and that is the reason why they need conference rooms. Also, there is testing of product on the site and that is the reason why there is a lab area.

The anticipated hours of operation will be Monday through Friday from approximately 8:00 a.m. to 5:00 p.m. There will also be approximately 6 to 9 full-time employees and the total number of employees is expected to be between 15 and 20 employees. There has been twenty parking spaces allocated, but parking is shared in common with other tenants at this facility.

Mr. Capizzi stated that there are two loading docks and typically the proposed use does not generate a significant amount of truck traffic to the site. In fact, Mr. Capizzi characterized the number of truck trips to and from the site to as being approximately "a hand-full of trucks per month." Mr. Capizzi also represented that there are no hazardous materials on-site as part of this process.

In regards to signage, the Applicant will locate a sign to identify the name of the name of the business above the entry door to the business. Further, the Applicant will place a sign in the space provided on the existing pylon sign for this facility.

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. 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.
2. There will be no outside storage of equipment or materials except that which has been identified.
3. The applicant will comply with the Totowa Sign Ordinance and intends to install a sign above the entrance door to the Tenant's space to reflect the name of the new business. The Applicant shall also be permitted to install signage in the space available on the existing freestanding pylon sign for this facility.

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

ITEM #3

Elle's Dream Salon
388 Union Blvd.

Block 103 - Lot 14
change of owner

Minor Site Plan
Certificate of Use

Luzagna Sosa, Liliana Alvarez and Lohammy Iona appeared requesting approval of a 1,100 sq. for the continued use of a full service hair salon along with the retail sale of hair care and related products. Ms. Sosa, Ms. Alvarez and Ms. Iona are all partners in this business venture.

Chairman Hennion read a letter of intent into the record. The anticipated hours of operation are 9 a.m. to 8 p.m. Tuesday through Sunday. There would be 3 employees. The Applicant will provide hair coloring, haircuts and hair blowouts. The Applicant will also provide lash extensions and waxing.

Luzagna Sosa, Liliana Alvarez and Lohammy Iona all testified as to the nature of the business. The Applicants also represented that only the interior will be repainted because the hair salon was recently improved by the prior tenant.

The Applicant will provide a building façade side sign to reflect the name of the new business. The sign will be no larger than the previous sign and installed in the same location. The sign colors will be black and white. In addition, there is an existing freestanding sign within the landscape area and place signage in the space provided to reflect the name of the new business.

The Applicant was also advised that if the Applicant seeks to install any signage in the windows, the signage shall not exceed 20% of the glass area of the window.

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 in regards to all alarms and security devices.
3. There will be no outside storage of equipment or materials. The business and employees will obtain and maintain all appropriate licenses.
4. All terms and conditions of the Board's prior Resolutions shall remain in full force and effect except as satisfied or amended and not in conflict with this approval.

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

ITEM #4

India Bazzar
360 Route 46 East

Block 173 - Lot 32.02

Minor Site Plan
Certificate of Use

Rajesh Dheri appeared requesting the approval for occupancy of approximately 5,700 sq. ft. of space to operate an Indian Supermarket whose products will consist of a variety of fruits, vegetables, rice, flour, Indian spices, dairy and frozen food at this location.

Chairman Hennion read a letter of intent into the record. The hours of operation will be 9:00 a.m. to 9:00 p.m., Monday through Sunday, seven days per week. The on-site parking spaces are shared in common with the other tenants at this location. There will be approximately five to seven employees on-site from Monday through Friday. The number of employees will increase between ten and twelve employees on Saturday and Sunday.

Mr. Dheri testified that there is sufficient on-site parking to accommodate the proposed use of a portion of the premises for an Indian Supermarket. Mr. Dheri stated that it was anticipated that the busiest store times will be after 5:00 p.m. and on the weekends. Further, with the exception of IHOP, the other businesses are closed on Sunday and the peak business times for the other Tenants on-site do not conflict with the Applicant's peak hours of operation.

The Applicant also stipulated that the dumpster for disposed food products would be locked at all times. Regarding signage, the Applicant seeks approval to install a sign 126 square feet on the front building façade facing Route 46 East. The Applicant further seeks approval to install signage on the façade on the west side of the building, which sign is proposed at 288 sq. ft.

The Applicant and the Board engaged in a discussion regarding the total sign area of the two proposed building façade signs. The total amount of signage for the two building façade signs is 414 square feet. This represents a reduction in building façade sign area from the previous signage at 540 square feet. The Applicant will also provide signage in the space provided on the freestanding pylon sign.

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 in regards to all alarms and security devices.
3. The Applicant shall install (a) building attached front facade sign facing Route 46 East not to exceed 126 sq. ft; and (b) a building attached façade sign on the west side of the building not to exceed 288 sq. ft. The Applicant is also permitted to install signage in the space provided on the existing freestanding pylon sign.
4. There will be no outside storage of equipment or materials.
5. The applicant will lock dumpsters that contain food products at all times.

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

ITEM #5

Meadows Lash & Brow Academy Block 38 - Lot 1
159 Union Blvd.

Minor Site Plan
Certificate of Use

Timothy P. Kane, Esq. appeared requesting the approval for occupancy of approximately 750 sq. ft. of space to operate an eyelash and eyebrow business. The applicant also seeks to provide training for lash artists seeking to learn advanced techniques, as well as providing supplies. There will be approximately two to four employees. There will be no more than two employees working at any one time. The employees will be part-time.

Ms. Meadows represented that she works by appointment only. There will be approximately two to three customers at any one time on the premises. She also explained that she can't take walk-ins but she will give a walk-in an appointment for a future time. The hours of operation of the business will be Sunday through Saturday from 9:00 a.m. to 9:00 p.m. Ms. Meadows represented that her busiest time is in the morning and after work. She also has one parking space designated for the use of the business.

Ms. Meadows testified in regard to signage. The Applicant will replace the existing sign with a new sign to reflect the name of the new business. The new sign will not exceed 24 sq. ft. and will be located above the front entrance. The sign will also be black and white in color.

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 in regards to all alarms and security devices.
The Applicant will comply with the Borough sign ordinances. The building façade sign will not exceed 24 square feet and will be black and white in color. The signage will be located above the entrance. In the event the Applicant seeks to install any signage in any windows, the signage shall not exceed 20% of the glass area of the window.
3. There will be no outside storage of equipment or materials.

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to approve the Planning Board Meeting minutes of August 8, 2019 as presented.

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

Commissioner Zarek & Vice Chairman Coiro abstained

RESOLUTIONS:

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to approve the resolution of denial for Three Crown Development – Blk. 9 – Lots 1&3 as presented.

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to approve the resolution for Laurel Grove Cemetery – Blk. 119 – Lot 2 as presented.

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to approve the resolution for CAI Hong Enterprises Inc. – Blk. 92 – Lot 6 as presented.

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to approve the resolution for Shivaya Rehabilitation Inc. – Blk. 166.04 – Lot 1 as presented.

Seven agreed on 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