

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

PASSAIC COUNTY
NEW JERSEY



MINUTES – FEBRUARY 28, 2019

Vice Chairman Coiro called the Planning Board meeting of Thursday, February 28, 2019 to order at 8:00 p.m. in the Municipal Building of the Borough of Totowa.

PRESENT:

Councilman D'Angelo	Commissioner Sabatino	Commissioner Campilango	Mayor Coiro
Commissioner Niland	Commissioner Zarek	Commissioner Murphy	Commissioner Festa
Vice Chairman Coiro	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 28th day of February 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

Cibo Vita	Block 158- Lot 3	Amended Site Plan
12 Vreeland Avenue		2 nd Work Shift - 4pm – 1am
		Seven Days per week

Mr. Anthony Fiorello, attorney for the applicant appeared requesting that this matter be carried as there was an error with the publication. The Herald News published in the Sussex County paper instead of the Passaic County paper.

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to carry this matter to the regular Planning Board Meeting of April 11, 2019 as all other meeting dates are full.

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

ITEM #2

Rejuvenation Ctr. for Mind & Body	Block 6 - Lot 2	Minor Site Plan
555 Preakness Avenue		Certificate of Use

Mr. Eugene Festa, M.D. appeared requesting approval for the occupancy of approximately 1,000 sq. ft of space to operate a medical office. Dr. Festa indicated that his office suite is on the first floor in room 304.

Vice Chairman Coiro read a letter of intent into the record. The anticipated hours of operation will be Monday through Friday from 9:00 am to 5:00 pm with Saturday hours from 10:00 am to 4:00 pm. It is anticipated that there will be three employees including Dr. Festa in his office. It is anticipated that on staff there will be Dr. Festa, a receptionist and a medical assistant.

Dr. Festa testified that he is a Board Certified Internist and he is also Board Certified in Addiction Medicine. With respect to signage, there will be a sign on the entry door to the medical office and there will also be signage as you enter the building.

Also testifying on behalf of the Applicant was Paul Quassis. Mr. Quassis is the managing member of an entity that owns the building. Mr. Quassis testified that there are modifications being done to the interior space including adding one additional examination room and adding one additional bathroom. He also stated that parking is shared in common with other tenants at the facility. Dr. Festa has been assigned six parking spaces.

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.
4. The applicant will comply with the Totowa Sign Ordinance. Sign approval is hereby granted to permit the Applicant to install a sign as you enter the building as well as a sign on the entrance door to the medical office suite.
5. The applicant will obtain and maintain all necessary State & Local licensing that is required.

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

ITEM #3

Made In Italy
590 Union Blvd

Block 139 - Lot 1
change of owner

Minor Site Plan
Certificate of Use

Mr. Maniscalpo appeared requesting a change of ownership for the continued occupancy of approximately 1,600 sq. ft. of space specializing in Italian desserts.

Vice Chairman Coiro read a letter of intent into the record. The anticipated hours of operation will be from 7:00 am to 10:00 pm, seven days per week. There will be three employees on-site.

The Applicant testified that he will also provide fresh pasta, sandwiches, salads and other food products for consumption both on and off the premises. The Applicant represented that it will retain the existing signage with the name Made In Italy as the applicant will continue to do business under the name Made In Italy. The Applicant also represented that there is a parking lot in the rear of the building and that parking is shared in common with other tenants of this building.

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.
4. The applicant will comply with the Totowa Sign Ordinance.
5. All previously approved conditions will remain in effect.

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

ITEM #4

Lavish Nails
328 Union Blvd

Block 105 - Lot 12

Minor Site Plan
Certificate of Use

Tu N. Duong appeared requesting the approval for occupancy of approximately 786 sq. ft. of space to continue the operation of a Nail Salon.

Vice Chairman Coiro read a letter of intent into the record. The anticipated hours of operation will be Sunday from 11:00 a.m. to 2:00 p.m. with hours on Monday, Tuesday, Thursday, Friday and Saturday 10:00 a.m. to 7:30 p.m. The business will be closed to the public on Wednesday. It is anticipated that there will be three employees.

Ms. Duong testified that Lavish Nails will be taking over the nail salon previously operated by Minnie Nails. The nail salon will offer nail care service, including, but not limited to, manicures, pedicures, nail enhancement, and also waxing service. The applicants will replace the existing Minnie Nails sign with a sign to identify the name of the new business as "Lavish Nails". The Lavish Nails sign will be the same size as the prior sign and will conform to the Ordinance requirements with respect to 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.
3. There will be no outside storage of equipment or materials.
4. The applicant will comply with the Totowa Sign Ordinance. Applicants are permitted to place a sign in the window to identify the business, but the sign shall not exceed twenty percent (20%) of the glass window area.
5. All previously approved conditions will remain in effect.

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

ITEM #5

Chateau Express
55 Shepherds Lane

Block 11- Lot 7.01

Amended Site Plan
Increase Occupancy

Variances- Insufficient Parking, Buffers, Landscaping, and any others that may be required.

Mr. Robert Podvey Esq. Attorney for the applicant appeared requesting approval for an amended site plan for the occupancy for CP Trucking LLC doing business as Chateau Express with associated variances. Mr. Podvey indicated that the anticipated occupancy is approximately 40,000 sq. ft. of space for warehouse and offices of a Wine & Liquor distributor.

Mr. Podvey reviewed required variances for buffers, landscaping and insufficient parking.

He indicated that there are ten employees, of which seven are truck drivers. Mr. Podvey further stated that two people are required to make deliveries of the wine or liquor in New York City. Drivers arrive for work between 7:00am and 9:00am. They load their truck and make deliveries, returning each evening. The other three employees organize what is to go on the trucks for delivery the next day. Afternoons are usually reserved for taking orders via the internet and telephone calls for next day deliveries. Cases are hand loaded into the van.

Mr. Jerry Sampere, Principal of CP Trucking - storage and delivery company, testified that they service liquor stores and restaurants in the tri-state area providing Wine & Spirits from around the world and from California. He testified as to the nature of the business, indicating vans are loaded and deliveries are made each day. The company has six vans and one twenty-six ft. truck. Vans are loaded inside the building Monday thru Friday only. The business is closed Saturday/Sunday. He also indicated that the business distributes/warehouse 500 to 1500 cases per day received regarding the incoming product, they get approximately three to five large truck deliveries per week. During the busy times (Holidays) they would receive about 10 delivers per week. The loading docks are for unloading of incoming product using fork lifts and pickers.

Mr. Dylan Ryan P.E. testified that there are no exterior improvements proposed as part of this application. He stated that the site has 5 ADA spaces for entire site. The current Parking spaces for the site is 117. Coronet requires 120 parking spaces and Chateau Express requires 15 for a total of 135. Chateau Express identified their 15 spaces. Coronet leases 25 space from Quick check and 25 spaces from the diocese for overflow. It was determined that exhibit A-4 is incorrect. Applicant will revise the zoning table. Trucks will enter off of Shepherds Lane and will turn around and back-up into the loading space. There are 5 loading spaces.

During the review of the Planning Board Engineer's Report dated February 28th regarding the Truck turning radius, the applicant must provide a diagram to the Board engineer for review and approval.

Previous approvals for this site had conditions that have all not been met by the owner. Debbie Charalaivan, a representative of the landlord, testified that because the Building has been unoccupied for a long time, money was tight and it became a financial decision. She also indicated that a contractor has been hired and will do all the site improvements plus the fit out for the applicant.

Nathan Mosely P.E. in New Jersey has worked for Shropshire Assoc. for 16 years. Nathan has testified as a Traffic expert before over 100 Boards. He conducted a Parking & traffic assessment on January 30, 2019 at Union Blvd. & Shepherds Lane. AM Peak traffic 6:30 am – 9:00 am, PM Peak traffic 3:00 pm – 6:00 pm

It appears that there would be approximately 16 additional trips at the am peak time and 16 additional trips at the pm peak times. There were no trucks arriving during the peak times.

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

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

John Kuiken of 77 Shepherds Lane indicated that Coronet –is using every spot in parking lot plus the 25 spaces in Quick Check. As far as the Dieocese parking, there are no sidewalks to get the parking lot Mr. Kuiken was concerned that Coronet is working later and later and cars speed on Shepherds Lane.

Mary Honour of 105 Crosby Avenue wanted additional landscaping, and wanted to know size of trucks

Mr. Sampere address her concern stating that wine comes in trailers, but vans are used for deliveries – big SUV like the size of a small school bus for 10 people.

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

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

After a discussion an appropriate site plan must be submitted showing the fix needed to the Wall, Landscaping, parking as well as showing the office layout and racking system. The Engineer requires a turning radius for the trucks. The Planning Board Clerk will request the results of the inspection of the wall and also drainage to address flooding on site.

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to carry this matter to the March 28th Planning Board Meeting as a last item with the understanding that they may not be heard since that Agenda is already full.

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Sabatino to approve the Planning Board Minutes of February 14, 2019 as prepared.

Seven agreed on a roll call vote.....7-0
Commissioners Festa and Murphy abstained

RESOLUTIONS:

A motion was offered by Commissioner Campilango and seconded by Commissioner Sabatino to approve the resolution for Abruzzi Electric – Blk. 178 – Lot 8 as presented.

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Sabatino to approve the resolution for Sombrero Tacoria – Blk. 105 – Lot 12 as presented.

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Sabatino to approve the resolution for Ordinance to Amend the Code of the Borough of Totowa, Chapter 415 Entitled “Zoning and Land Use,” Part 4, “Zoning” Article XV, Establishment of Districts,” Section 121, “Zoning Map & Schedules 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.....9-0

Respectfully submitted,

Pete Campilango, Secretary

Patricia Paulson
Board Clerk

Date Approved