

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

PASSAIC COUNTY  
NEW JERSEY



## MINUTES – OCTOBER 14, 2021

Chairman Hennion called the Planning Board meeting of Thursday, October 14, 2021, to order at 7:30 p.m. via a Zoom Meeting for the Borough of Totowa.

### **PRESENT:**

Councilman D'Angelo	Commission Festa	Vice Chairman Coiro	Commissioner Campilango
Mayor Coiro	Commissioner Zarek	Commissioner Niland	Commissioner Sabatino
Chairman Hennion	Mike Cristaldi, PE	Richard Brigliadoro, ESQ	

The clerk read the statement of the meeting as follows: The meeting of the Planning Board to be held on the 14th day of October 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 Brigliadoro informed Board Members and public that Hello Fresh continues to actively pursue alternative solutions to their trucking and parking issues and requested that this matter be carried to our regular meeting of November 11, 2021 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 November 11, 2021 at 7:30pm without further notice.

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

### ***ITEM #2***

361 Union Blvd., LLC	Block 94 – Lot 1	Site Plan Approval
361 Union Blvd.		Certificate of Occupancy

Planning Board Attorney, Rich Brigliadoro informed Board Members that the Attorney has requested that this matter be carried to our regular meeting of November 11, 2021 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 November 11, 2021 at 7:30pm without further notice.

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

**ITEM #3**

Impact Steel Erectors, Inc.  
780 N. Riverview Drive

Block 172 – Lot 2.01

Amended Site Plan Approval  
Variance-Setbacks

Mr. Monteiro appeared representing that based on Board Member comments from the prior hearing, the Applicant has reduced the size of the building addition. The Applicant was previously providing a side yard setback of 1.33 feet. The Applicant is now able to provide a side yard setback of 10.3 feet to the property line.

Mr. Daniel Angel Roma, a licensed Architect, testified that the minimum side yard setback in the I-1 zone is 30 feet, and the existing side yard setback is 26.3 feet. The Applicant has now modified the plan to increase the side yard setback from 1.3 feet that was previously proposed to 10.3 feet for the new addition. Mr. Roma testified that by reducing the size of the proposed addition, the Applicant is able to park five trucks in the building.

Mr. Roma testified that the proposed warehouse area is approximately 5,907 square feet and the office area is approximately 2,938 square feet. The proposed addition is to the right side of the property. Originally the proposed addition was 25 feet in width by 110 feet, 5 inches in length. The new addition is 16 feet in width by 110 feet, 5 inches in length. Thus, the area of the addition is approximately 1,766.72 square feet. This will enable the Applicant to park five trucks inside the new addition. Furthermore, the height of the existing building is 17 feet and the height of the proposed addition is 25 feet. The maximum height of a principle structure 40 feet.

The Applicant also stipulated that the area behind the new addition would not be used for storage purposes. The Applicant additionally stipulated that there would be no spillover lighting on to adjoining properties.

Mr. Khan continued his testimony and confirmed that the Applicant is retaining the existing landscaping and characterized the landscaping on site as being considerable. The Applicant is also seeking relief from the Totowa Borough Code which provides for a minimum of 10% of the area of the site being devoted to parking to be landscaped. Mr. Khan represented that there is substantial landscaping throughout the site to meet the intent of the ordinance. However, landscaping within the parking area would break up the parking lot and would reduce the functionality of the lot.

Regarding the request for design waiver relief for parking stall size, Mr. Khan testified that the Applicant is providing 9-foot by 18-foot parking spaces which is consistent with industry standards as well as residential site improvement standards by comparison even though this is not a residential project. Mr. Khan also testified that there are few, if any, visitors that come to the site and that the parking on site is substantially for employee parking which is long term. Thus, as a result of the lack of constant turnover of cars coming in and out of the site, Mr. Khan represented that a 9 by 18 parking stall size would be sufficient.

Mr. Khan also addressed the issue of the number of on-site parking spaces where 29 parking spaces are required, and 25 parking spaces are proposed inclusive of 18 spaces outdoor and 7 spaces within the existing building and the proposed addition. As a result, the Applicant is deficient four parking spaces. Mr. Khan testified that there is no opportunity for offsite parking and regarding the number of employees and the proposed operation of the business, parking on site is sufficient for the Applicant's business. He also indicated that the Applicant's intent is to park the F350 trucks inside the building on weekends and overnight.

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

All in Favor ..... 9-0

There were no members of the public present.

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

All in Favor ..... 9-0

A motion was offered by Commissioner Campilango and seconded by Commissioner Zarek to grant “c” Variance relief, Design Waiver relief and approve the final site plan for 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. All terms and conditions from the Board’s previous Resolution of approval shall remain in full force and effect except as satisfied or amended and not in conflict with this approval.
2. The Applicant shall submit a permeability soil test & shall be subject to the approval of the Board Engineer.
3. The Applicant shall submit a tree replacement plan for the removal of any trees greater than six (6) inches in caliper, which shall be subject to the review and approval of the Board Engineer.
4. The Applicant shall submit a revised lighting plan which demonstrates there is no spillover lighting on to adjoining properties, which shall be subject to the review and approval of the Board Engineer.
5. The area behind the new addition shall not be used for outdoor storage purposes.
6. The granting of this application is subject to and conditioned upon New Jersey Department of Environmental Protection (NJDEP) approval, if required.
7. The granting of this application is subject to and conditioned upon Passaic County Planning Board approval, if required.
8. The granting of this application is subject to and conditioned upon Hudson Essex Passaic Soil Conservation District approval, if required.
9. The granting of this application is subject to and conditioned upon the Applicant opening and maintaining an escrow account with the Borough of Totowa and keeping the account current with sufficient funds for professional inspection and review fees.

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

**ITEM #4**

Quick Cook Caribbean Food Truck  
545 Union Blvd.

Block 174 – Lot 12

Site Plan Approval  
Certificate of Occupancy

Mr. Christopher Chambers appeared testifying that he operates a food truck business. Mr. Chambers confirmed that he has entered into a lease agreement with the landlord in order to provide him with an office space consisting of approximately 500 square feet on the second floor, as well as the landlord granting permission for Mr. Chambers to park one food truck in a designated area in the rear of the building.

Mr. Chambers indicated that there will be four employees on site and the anticipated hours of operation will be 10:00 a.m. to 6:00 p.m. The Board and the Applicant engaged in a discussion regarding where the food truck will be parked. The Applicant stipulated that the food truck would be parked behind the building at 205 Route 46. The Applicant also stipulated that there will be no cooking of food on premises and no storage of food in the building. The Applicant seeks approval to install a sign on the entrance door to the office suite.

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.

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

**ITEM #5**

Express Consolidation Systems  
97 Lackawanna Avenue

Block 177 – Lot 6, C301

Site Plan Approval  
Certificate of Occupancy

Applicant did not appear.

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to carry this matter to our regular meeting of October 28, 2021 at 7:30pm without further notice.

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

**RESOLUTIONS:**

A motion was offered by Commissioner Campilango and seconded by Commissioner Zarek to approve the resolution for 361 Union Blvd. LLC – Block 94, Lot 1 for Certificate of Occupancy only.

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 For Dancers Only – Blk. 106 – 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 Italian American Soccer Club – Blk. 10 – Lot 3 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 Fusion 27 – Blk. 145 – Lot 13 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,

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Pete Campilango, Secretary

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Patricia Paulson  
Board Clerk

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Date Approved