

BOROUGH OF TOTOWA PLANNING BOARD

PASSAIC COUNTY
NEW JERSEY



MINUTES – APRIL 8, 2021

Chairman Hennion called the Planning Board meeting of Thursday, April 8, 2021 to order at 7:30 p.m. via a Zoom Meeting for the Borough of Totowa.

PRESENT:

Councilman D'Angelo	Chairman Hennion	Commissioner Ferraro	Commissioner Campilango
Mayor Coiro	Commissioner Niland	Commissioner Zarek	Vice Chairman Coiro
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 8th day of April 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	Site Plan Approval
8 Vreeland Ave		Certificate of Use

Planning Board Attorney, Rich Briigliadoro informed Board Members and public that the Attorney for Hello Fresh has requested via letter that this matter be carried to our regular meeting of May 13, 2021 at 7:30pm without further notice.

A motion was offered by Commissioner Campilango and seconded by Commissioner Niland to carry this matter to our regular meeting of May 13, 2021 at 7:30pm without further notice.

Seven agreed to a roll call vote... 7-1
Vice Chairman Coiro voted against

ITEM #2

Level Up	Block 143 – Lot 1	Minor Site Plan Approval
650 Union Blvd.	(Suite 1)	Certificate of Use

Mr. William C. Saracino, attorney for the applicant, William Woo and Nate D. Broussard appeared requesting the approval to split Suite 1 which is approximately 4,266 sq. ft. and occupy approximately 2,266 sq ft of that space for a one on one fitness facility. Mr. Saracino indicated that Mr. William Woo and Nate Broussard are presently owners of Orange Theory operating in the same shopping center.

Mr. Broussard testified that Level Up is a boutique one on one fitness facility that will cater to no more than three individual customers at any given time. Mr. Broussard testified there may be some crossover of coaches between Orange Theory and Level Up. Mr. Broussard represented that the approximate hours of operation for Level Up will be similar to the hours of operation of Orange Theory. It was represented that there would most likely be no more than seven individuals on-site at any time which includes three customers, three fitness employees and one receptionist. The proposed hours of operation are Monday through Friday between 5:00 a.m. and 9:00 p.m., and on Saturday and Sunday from 5:00 a.m. and 12:00 p.m. Mr. Broussard also testified that there will be two points of ingress and egress and the proposed tenant space has its own restrooms.

Regarding signage, there is an existing pylon sign, however, the Landlord has not granted permission to the Applicant to install a sign on the existing pylon sign. The Applicant is, however, permitted to install a façade sign above the entrance to the suite. The sign has been prepared by Butler Sign Company who is the sign company for the shopping center. The sign will be located above the front entrance and will be in conformance with the Sign Plan previously approved by the Board and will be consistent with and conform to the façade signs of the other tenants in the shopping center.

A motion was offered by Commissioner Campilango and seconded by Commissioner Niland 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 signage above the front entrance consisting of a proposed raceway sign, approximately 12.6 sq. f. in area in accordance with the signage plan prepared by Butler Sign Company. The signage shall also be in conformance with the sign plan in place for the shopping center.

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

ITEM #3

Just Salad
650 Union Blvd.

Block 143 – Lot 1
(Suite 1)

Minor Site Plan Approval
Certificate of Use

Mr. William C. Saracino, attorney for the applicant, William Woo and Nate D. Broussard appeared requesting the approval to occupy the remainder of Suite 1. Mr. Saracino represented that currently Suite 1 is the end-cap suite in this shopping center. The existing space is approximately 4,226 square feet. Since that space is too large for one tenant, the space will be divided and the Applicant will occupy the exterior unit for a fast casual restaurant that serves salads, wraps, smoothies, soups, grain bowls, market plates and toast boxes.

The Applicant represented that Just Salad intends to have a total of approximately fifteen to twenty employees who will work on split shifts. The proposed hours of operation are 9:00 a.m. to 4:00 p.m. (first shift) and 4:00 p.m. to 10:00 p.m. (second shift). However, the hours of operation of when the business will be open to the public would be Monday through Saturday from 10:30 a.m. to 9:00 p.m. and on Sunday from 10:30 a.m. to 8:00 p.m. However, it is anticipated that generally there will be approximately five to eight employees per shift. There will be two means of ingress and egress. One means of ingress and egress will be in the front and one will be on the side of the building. The tenant space will have its own restrooms.

Mr. Woo testified that there will be approximately thirty-eight seats inside. He characterized the business as being more of a lunch-based business, as well as being a “to go” business. Primarily, there will be one cashier, three prep cooks, one employee cleaning the lettuce, etc. and possibly an additional worker on the line. Mr. Woo also testified that the evening load would be lighter than the afternoon load. Mr. Woo also testified there will not be self-service salad bar. Further, there will be no waitress service. However, a customer is able to build his or her own salad.

A motion was offered by Commissioner Campilango and seconded by Commissioner Niland 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 signage above the front entrance consisting of a proposed raceway sign, approximately 12.6 sq. f. in area in accordance with the signage plan prepared by Butler Sign Company. The signage shall also be in conformance with the sign plan in place for the shopping center.

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Niland to approve the Planning Board Minutes of March 25, 2021 as prepared.

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

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

All in favor.....8-0

Respectfully submitted,

Pete Campilango, Secretary

Patricia Paulson
Board Clerk

Date Approved