

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

PASSAIC COUNTY
NEW JERSEY



MINUTES – SEPTEMBER 14, 2017

Chairman Hennion called the Planning Board meeting of Thursday, September 14, 2017 to order at 8:00 p.m. in the Municipal Building of the Borough of Totowa.

PRESENT:

Commissioner Campilango	Commissioner Ferraro	Commissioner Zarek	Commissioner Festa
Councilman D'Angelo	Mayor Coiro	Chairman Hennion	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 14th day of September 2017 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

Metro PCS	Block 11 - Lot 2	Minor Site Plan
87 Union Blvd.		Certificate of Occupancy

Raymond B. Reddin, Esq, Attorney for the applicant, and Bruce Cook appeared requesting the approval for occupancy of approximately 1,200 sq ft of space to operate a full service retail cell phone/electronics store offering equipment, accessories and services. The applicant sells wireless communications products and services, local and long distance services and products, cable television services and products, satellite products and services, mobile electronic devices and services, as well as the installation and repair of such equipment.

Mr. Cook indicated that there will be three employees on site. There will be one manager, one full time employee, and one part time employee. The anticipated hours of operation will be Monday – Saturday 10am-8pm and Sunday 10am-6pm. Mr. Cook further testified that he has been designated two parking spaces. In addition, he seeks to install a building façade sign consisting of illuminated channel letters with a sign area of twenty-six sq. ft.

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.

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

ITEM #2

United Food Brands
55 Shepherds Lane

Block 11 - Lot 7.01
carried from 7/13/17

Minor Site Plan
Certificate of Occupancy/*Outside Storage*

Anthony Fiorello, Esq. and Jose Badia, President of United Foods Brands, LLC appeared requesting the approval for occupancy of approximately 46,000 square feet of space at this location. United Food Brands, LLC is a distributor of wholesale food products throughout the Tri-State area. It receives shipments of wholesale package food products during the day, stores and warehouses the products and thereafter assembles and loads the product onto delivery trucks for delivery throughout the Tri-State area. More specifically, the types of food products that are distributed include but are not limited to rice and beans, coconut water, flour, cornmeal and similar products.

Mr. Badia further testified that the anticipated hours of operation would be hours of operation are 8:00 a.m. to 6:00 p.m. Monday through Friday. During this time period, the facility receives supplies that are received via delivery truck and off-loaded in the warehouse. The business and intake operation encompasses a period of time from approximately 8:00 a.m. to 2:00 p.m. and consists of between six to eight deliveries. During the hours of operation, the employees of the Applicant assemble orders and pre-load delivery trucks for delivery. This aspect takes place after the last delivery of trucks generally no later than 2:00 p.m. through 6:00 p.m. The delivery trucks are then left stored on the site where they are picked up in the morning by the drivers for delivery and distribution of the products in the Tri-State area. Because of the need to deliver the food stocks expeditiously and timely, the trucks depart the premises at approximately 5:00 a.m. There are approximately eight trucks departing the premises under its present business plan.

The site contains 20 reserved parking spaces which are dedicated for use by the Applicant. The parking spaces are immediately in front of the premises and parallel to Shepherds Lane and another ten parking spaces are located directly in front of the entrance to the Applicant's business office. There are 14 employees in the Applicant's operation.

Mr. Badia represented that with respect to the trucks being stored overnight, the products within the trucks are stored with dry ice which keeps the product cool for a period of approximately 18 hours. Thus, the trucks do not have to idle in order to keep the food products refrigerated.

During the course of the hearing process, an issue was raised with respect to the sufficiency of on-site parking. The Board was addressed by Vichia Charalaran on July 13, 2017 and by Debbie Charalaran on September 14, 2017. They testified that they are representatives of the owner of the building and they are authorized to speak on behalf of the owner. The Charalarans also testified that they are aware of issues regarding on-site parking and that steps are being addressed to accommodate the needs of the Applicant. It was represented to the Board that the existing tenant, Coronet Inc. is providing incentives to its workers to utilize mass transit. Coronet is also exploring off-site options for employee parking. In addition, the Landlord will permit parking spaces to be utilized by the Applicant to be marked "Reserved for United Food Brands Employees".

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

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

John Kuiken and Joanne Kuiken, husband and wife, residents of 77 Shepherds Lane and Rodney Leon, 105 Crosby Avenue expressed their issues including, but not limited to, the sufficiency of on-site parking, trucks waiting to enter the site, idling of trucks, snow plowing and snow removal issues.

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

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

After a lengthy discussion, the Planning Board determined that the Applicant seeks to operate a warehouse which will contain office space of approximately 3,000 square feet and approximately 43,000 square feet of warehouse space. Board Members accept the representations of the Applicant that the hours of operation will be Monday through Friday from 8:00 a.m. to 6:00 p.m. with the understanding that truck drivers will arrive on-site and depart the premises at approximately 5:00 a.m. in order to make their deliveries. The Board also accepts the representations of the Applicant that there will be twenty reserved parking spaces for use by the Applicant and that there are a total of approximately 14 employees for the business.

The Board is also satisfied that with the cooperation of the owner of the property, the sufficiency of on-site parking will be addressed. The Applicant will be allocated twenty reserved parking spaces. The Board is also satisfied that the owner of the property will work with the existing tenant, Coronet, to come to a solution whereby Coronet employees will either come to work via mass transit, car pool or Coronet will seek off-site parking for some of their employees. The Applicant will have overnight storage of product on the trucks during the week for next day delivery with the further understanding that the trucks that are loaded up on Friday afternoon will remain on-site until Monday morning when the drivers return to the site and pick up their trucks in order to make their deliveries.

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 with the exception of there being overnight storage of products on delivery trucks during the week for next day delivery and the trucks that are loaded on Friday afternoon will remain on-site until Monday morning when the drivers return to the site and pick up their trucks in order to make their deliveries.
4. The Applicant parking loaded delivery trucks in the area of the site near the QuickChek Shopping Center parking lot.
5. Landlord must report to the Board within sixty days of the memorialization of this Resolution that the existing tenant, Coronet Inc. has found additional parking off-site or the Landlord shall reduce the amount of on-site parking for Coronet to the amount of parking spaces set forth in the Lease Agreement.

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

ITEM #3

Dubai Auto
590 Union Blvd.

Block 139 - Lot 1
Office Use Only – No vehicles on site

Minor Site Plan
Certificate of Occupancy

Edwin Ortiz appeared requesting the approval for occupancy of approximately 1,000 sq. ft of office space only to operate an automobile sales broker office at this location.

Chairman Hennion read a letter of intent into the record. The anticipated hours of operation are Monday through Friday from 9:00 a.m. to 10:00 p.m. and 9:00 a.m. to 6:00 p.m. on Saturday.

Mr. Ortiz testified as to the nature of the business. Mr. Ortiz represented that there will be no vehicles on site. The vehicles will be picked up at the automobile dealership. There will be one secretary and Mr. Ortiz as the only full time employees at the present time. Mr. Ortiz indicated that he intends to install a façade mounted sign on the front of the building. The proposed sign is three feet by four feet for a total of twelve sq. feet of sign area.

Mr. Ortiz stipulated that the signage will comply with the Borough of Totowa Sign Ordinance with respect to the sign colors, which are limited to classic navy blue, hunter green, or burgundy.

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.

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

ITEM #4

Devash Farm, LTD
111 Maltese

Block 170.02 - Lot 9

Minor Site Plan
Certificate of Occupancy

Darren J. Del Sardo, Esq., Attorney for the Applicant and Joel Laufer appeared requesting approval for occupancy of approximately 17,881 sq. ft. of space to operate a warehouse for the storage and distribution of dairy products, beverages and food products for off-site deliveries.

Chairman Hennion read a letter of intent into the record. The anticipated hours of operation will be seven days a week from 8:00 a.m. to 10:00 p.m. There are 30 parking spaces available for the employees.

Mr. Laufer testified as to the nature of the business. Mr. Laufer represented that there will be 20 employees on site. He further indicated that he intends to install a free-standing sign in accordance with the sign plan prepared by Vibrant Signs.

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.

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

ITEM #5

Gordon Desserts, Inc.
D/B/A Mochidoki
60 Commerce Way

Block 166.03 – Lot 17

Minor Site Plan
Certificate of Occupancy

Jennifer M. Knarich, Esq, attorney for the applicant and Hugh Kang, CFO appeared requesting approval of approximately 7,062 sq. ft. to manufacture and distribute a type of frozen desert called Mochi Ice Cream.

Chairman Hennion read a letter of intent into the record. The anticipated hours of operation are Monday through Friday from 6:30am to 2:30pm. The Applicant has been allocated fifteen on- site parking spaces, of which five will be specifically assigned to the Applicant and ten will be unassigned. The Applicant intends to employ approximately 6-10 employees for labor and office personnel.

Mr. Kang testified to the nature of the business and explained the manufacturing process. Mochi Ice Cream is a handheld novelty frozen desert with ice cream inside and chewy rice flour dough outside. The Applicant will

not produce ice cream at the site because the Applicant outsources the production of ice cream to third party creameries. The manufacturing process on site only includes light cooking and baking of the rice flour dough, which requires stoves, mixers, and steamers. The Applicant then produces the final product by way of an encrusting process in which the outsourced ice cream is completely wrapped around the rice flour dough. The product is then packaged and stored in the onsite freezer. The Applicant distributes products to both food service establishments and direct consumers via UPS type trucks.

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 Borough Sign Ordinance.
5. The Applicant will obtain and maintain all licenses/permits required by the State and Local Health Departments.

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 August 10, 2017 as prepared.

Six agreed to a roll call vote... 6-0
Commissioner Festa & Ferraro abstained

RESOLUTIONS:

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to approve the resolution for NJDC Urban Renewal, LLC - General Development Plan Approval Block 154, Lot 19 and Block 154.01, Lot 1 as presented.

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to approve the resolution for NJDC Urban Renewal, LLC - Preliminary and Final Subdivision Approval with Ancillary "c" Variance Relief Block 154, Lot 19 and Block 154.01, Lot 1 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