

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

PASSAIC COUNTY
NEW JERSEY



MINUTES – FEBRUARY 13, 2020

Chairman Hennion called the Planning Board meeting of Thursday, February 13, 2020 to order at 8:03 p.m. in the Municipal Building of the Borough of Totowa.

PRESENT:

Vice Chairman Coiro	Commissioner Sabatino	Mayor Coiro	Commissioner Zarek
Commissioner Festa	Commissioner Murphy	Commissioner Ferraro	Tom Lemanowicz, 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 13th day of February 2020 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

The Tile Store	Block 177 – Lots 2 & 2.01	Site Plan Approval
1 Route 46 West		Certificate of Use

Mr. Manuel Colchete appeared requesting the approval for occupancy of approximately 23,640 sq. ft. of space to operate a retail home improvement goods store with a similar business model as Floor & Decor and Home Depot.

Vice Chairman Coiro read a letter of intent into the record. The anticipated hours of operation will be Monday through Friday from 7:00 a.m. to 7:00 p.m., Saturday 9:00 a.m. to 6:00 p.m. and Sunday from 10:00 a.m. to 7:00 p.m. There are expected to be eleven employees on-site. The Letter of Intent indicates that there are a total of 312 parking spaces which are shared among approximately five stores. Approximately 62 of the parking spaces are directly adjacent to the Applicant's store. Parking is shared in common among the various stores located in the shopping center.

Mr. Manuel Colchete testified as to the nature of the business. The applicant intends to include porcelain tile, marble tile and mosaics, luxury vinyl tile, tile setting materials i.e., thin set, grout and other related materials. The Applicant will also supply a selection of bathtubs, shower bases, shower heads, faucets, vanities, kitchen cabinets, countertops and similar products and accessories. The store will focus on serving professional clientele such as interior decorators, designers, builders, contractors, architects as well as homeowners.

Mr. Colchete addressed signage. The Applicant is proposing a total of five signs as follows:

1. A freestanding sign with the text Holiday Inn with a Holiday Inn logo on the top of the sign which is located adjacent to Lackawanna Avenue wherein the Applicant will install a sign panel in the space provided. There are ten sign panels displayed, including a panel for the Tile Store, representing the various tenants in this shopping center.

2. A freestanding sign with the text Holiday Inn with a directional arrow on top of the sign which is located adjacent to Route 46 wherein the Applicant will install a sign panel in the space provided. There are nine sign panels displayed, including a panel for The Tile Store, representing the various tenants in this shopping center.
3. A freestanding sign adjacent to the freestanding sign with the text Holiday Inn and a directional arrow on top of the sign and identified in Item #2 herein. This freestanding sign has space for three sign panels which are represented by Petco, The Tile Store and Lens Crafters;
4. A rooftop sign for the Tile Store facing Route 46 which sign is 19.5 feet in length and 8.4 feet in height or approximately 164 square feet of signage;
5. A building façade sign over the front entrance to The Tile Store. The proposed sign is 9 ½ feet in length by 4 feet in height or approximately 38 square feet of signage.

Planning Board members discussed/questioned the number of signs and size of the signs proposed verses the approved signage for the site. Further information is needed before approval can be granted.

A motion was offered by Commissioner Festa and seconded by Commissioner Zarek to carry the sign portion of this application to the next regular Planning Board meeting of February 27, 2020 at or about 8:00pm.

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

Regarding Occupancy, a motion was offered by Commissioner Festa and seconded by Commissioner Zarek to approve the minor site plan for occupancy only. 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 return to address proposed signage in connection with this application.
5. All terms and conditions of the Board’s prior resolutions remain in full force and effect except as satisfied or amended and not in conflict with this approval.

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

ITEM #2

Totowa Nails
1 Route 46 West

Block 139 – 8
change of owner

Site Plan Approval
Certificate of Use

Applicant did not appear.

A motion was offered by Commissioner Festa and seconded by Commissioner Zarek to carry this matter to the next regular Planning Board meeting of February 27, 2020 at or about 8:00pm.

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

RESOLUTIONS:

A motion was offered by Commissioner Murphy and seconded by Commissioner Zarek to approve the resolution for Dr. Atzmon – Blk. 39 – Lot 1 as presented.

Five agreed on a roll call vote.....5-0

RESOLUTIONS con't:

A motion was offered by Commissioner Murphy and seconded by Commissioner Zarek to approve the resolution for Hillery Street Restaurant – Blk. 116 – Lot 10 as presented.

Five agreed on a roll call vote.....5-0

A motion was offered by Commissioner Murphy and seconded by Commissioner Zarek to approve the resolution for Fiber Fitness – Blk. 177 – Lot 2 as presented.

Five agreed on a roll call vote.....5-0

A motion was offered by Commissioner Murphy and seconded by Commissioner Zarek to approve the Planning Board Minutes of January 23, 2020 as prepared.

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

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

All in favor.....7-0

Respectfully submitted,

Pete Campilango, Secretary

Patricia Paulson
Board Clerk

Date Approved