

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

PASSAIC COUNTY
NEW JERSEY



MINUTES – May 27, 2021

Acting Chairman Campilango called the Planning Board meeting of Thursday, May 27, 2021, to order at 7:30 p.m. via a Zoom Meeting for the Borough of Totowa.

PRESENT:

Councilman D'Angelo	Commission Zarek	Commissioner Murphy	Commissioner Campilango
Mayor Coiro	Commissioner Niland	Commissioner Festa	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 27th day of May 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

Jersey Mike's 160 Union Blvd.	Block 32 – Lot 5	Minor Site Plan Approval Certificate of Use
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Stephen F. Hehl, Esq. of the firm Hehl & Hehl, P.C. and Gregory Ralph, AIA, a Licensed Architect, appeared requesting the approval for occupancy of 1,600 sq ft. The Applicant is proposing 30 seats for in-premises dining.

Mr. Ralph testified that the in-premises dining area has been calculated to be approximately 772 square feet. Mr. Ralph further testified that the nature of the business is heavily weighted towards mobile orders. He estimated that in-premises dining would be for a duration of approximately 30 minutes or less.

There will be fifteen employees on-site with shifts between three to five employees. The business will be open to the public seven days per week with anticipated hours of operation from 10:00 a.m. to 9:00 p.m.

Mr. Ralph indicated that there are approximately two deliveries per week. The deliveries are typically made by box trucks. The hours the deliveries are made are generally between 7:00 a.m. and 9:00 a.m. before the store will be open to the public. There is also a designated area for the dumpster and recycling.

Mr. Ralph testified regarding the proposed signage. The Applicant is proposing two building facade signs approximately 96 inches in width and 30 inches in height. Mr. Ralph estimated that the signage will be 20 square feet.

The Applicant is proposing one 20 square foot façade sign facing the parking lot and one 20 square foot façade sign facing Union Boulevard. Mr. Ralph testified that since the Applicant is occupying two tenant signs, the two proposed signs for the tenant at 20 square feet each for a total of 40 square feet is reasonable under the circumstances. Mr. Ralph also indicated that the signs are on photocells such that the signs would go on at dusk and they would go off at 10:00 p.m. when the business is closed. Mr. Ralph also testified that parking is shared by all tenants in the shopping center.

The Applicant and owner, Bill Mulholland testified that approximately 51% of the orders are done over the internet such that either people or services such as Grub Hub pick up the orders and deliver them to the patrons. Approximately 25% is dine-in. Mr. Mulholland estimated that approximately 20 to 30 minutes is all that is needed for a customer to dine-in. Mr. Mulholland also testified that is the peak customer time is between the hours of 12:00 to 1:30 p.m. However, customers are spread out throughout the day. Mr. Mulholland also stated that this type of business would be a good neighbor because the parking lot would not get overcrowded because of the turnover in customers. On-site parking is shared-in-common with the other tenants at the facility. It was also explained to the Applicant that any signage on the windows or the door cannot exceed 20% of the glass door or glass window area.

A motion was offered by Commissioner Zarek and seconded by Commissioner Niland to approve the preliminary and final 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 pertaining to all alarms and security devices.
3. There will be no outside storage of equipment or materials.
4. The Applicant shall install two building façade signs at 20 square feet each with one façade sign facing Union Boulevard and one façade sign facing the parking lot. The façade signs are approved with the franchise color scheme as presented to the Planning Board. The granting of this application is subject to and conditioned upon the Applicant complying with condition number 4 of the Planning Board Resolution adopted on May 11, 2017, regarding signage for this site. Condition number 4 of the 2017 Resolution permits the site to have a total of six building façade signs with a maximum of five signs on the larger building and one sign on the smaller building. The total sign area for the building façade signs for both buildings shall not exceed 189 sq. ft.. Regarding the double-sided pylon sign, there shall be no increase from the existing sign area. The freestanding pylon sign shall also be on a timer with the sign not being illuminated between the hours of 11:00 p.m. and 6:00 a.m. Any signage on the door or glass windows shall not exceed 20 percent of the glass door or glass window area.
5. The Applicant is subject to and conditioned upon State, County or local health regulations as required.

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

ITEM #2

108 Tasty Bagel
400 Minnisink Road

Block 174 – Lot 4
(Unit 108)

Minor Site Plan Approval
Certificate of Use

Mr. Tae J. Kim, applicant, appeared requesting the approval for occupancy of approximately 1,390 sq. ft. for the continued operation of a Bagel/Deli.

A letter of intent was read into the record. The anticipated hours of operation will be from 5:00 a.m. to 5:00 p.m. seven days per week. There will be three to five employees.

Mr. Kim testified as to the nature of the business and indicated that parking is shared-in-common with other tenants of the shopping center.

Mr Kim also testified that the Applicant would replace the existing façade sign with a sign to reflect the name of the new business. The sign will be no larger than the existing signage and located in the same area. The Applicant is permitted to install a sign in the space provided in the existing freestanding pylon sign.

A motion was offered by Commissioner Zarek and seconded by Commissioner Niland to approve the preliminary and final 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 pertaining to all alarms and security devices.
 3. There will be no outside storage of equipment or materials.
 4. The Applicant shall install façade signage above the front entrance to the store no larger than the existing signage and located in the same area. The Applicant is also permitted to install signage in the space provided on the existing pylon sign. Any signage on the door or glass window shall not exceed 20% of the glass door or glass window area.
 5. The Applicant is subject to and conditioned upon the approval of the Borough of Totowa Board of Health, Passaic County Board of Health and the approvals of any other local, county or state agencies.
- Seven agreed to a roll call vote... 7-0

ITEM #2

Marshall's
465 Route 46 West

Block 174 – Lot 1-3.02, 4.02, 5, 6

Minor Site Plan Approval
Certificate of Use

Mark J. Semeraro, Esq., Attorney for the applicant and Jeffrey Taylor, a licensed Architect appeared requesting the approval for occupancy of approximately 50,000 sq. ft. to relocate the existing Marshall's Store. The Applicant is proposing the conversion and renovation of the existing structure which was formerly the Toys R Us Retail Store

Mr. Taylor testified that there will be no change to the footprint of the building. Mr. Taylor testified that the facades will be updated, and the front façade sign is being reduced from 307.5 square feet which was the size of the Toys R Us sign to 262.5 square feet for the proposed Marshalls sign. The Applicant is also utilizing the existing space on the freestanding pylon sign to replace the Toys R Us sign with a Marshalls sign.

The application provides that the hours of operation are 9:00 a.m. to 9:00 p.m. seven days per week. There will be approximately 80 employees maximum with a breakdown of approximately 40 employees per shift. Mr. Taylor testified regarding alterations to the front of the building. Mr. Taylor stated that the exterior of the building would be refurbished to provide a new synthetic stucco finish. The Applicant's intent is to refurbish and update the look of the building. The Applicant is proposing a new color scheme with earth tone colors. There will also be a new Efis band on the building. Mr. Taylor testified that there will be new storefront opening which will be approximately 46 feet in area. The Applicant will also be replacing sidewalk in the front of the store.

Mr. Taylor also represented the Applicant is going to remove one of the two overhead receiving doors and install a new overhead door. Mr. Taylor stated the Applicant only requires one loading dock for its operation. An existing compactor is being replaced in kind with a new compactor for the Marshalls store.

Regarding the interior of the building, Mr. Taylor represented that the interior would be totally redone. Thus, in effect this would constitute a brand-new building. Further, the Applicant would be removing an existing mezzanine which is approximately 9,500 square feet resulting in one single level space. Of the approximate 50,000 square foot space, approximately 32,140 square feet will be utilized for Marshall's sales.

Mr. Taylor also stated that this represents approximately 4,700 square feet less in sales area than what was previously occupied by Toys R Us.

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

All In Favor 7-0

NO PUBLIC TO BE HEARD

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

All In Favor 7-0

A motion was offered by Commissioner Zarek and seconded by Commissioner Niland to approve the preliminary and final 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 pertaining to all alarms and security devices.
3. There will be no outside storage of equipment or materials.
4. The Applicant shall install a building façade sign above the front entrance at 262.5 square feet. The Applicant is also permitted to install signage in the existing space on the freestanding pylon sign as presented.

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Niland to approve the Planning Board Minutes of May 13, 2021 as prepared.

Six agreed on a roll call vote.....6-0
Commissioner Murphy abstained

RESOLUTIONS:

A motion was offered by Commissioner Campilango and seconded by Commissioner Niland to approve the resolution for Lily’s Fine Jewelry – Blk. 37 – Lot 19 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 Niland to adjourn the meeting.

All in favor.....7-0

Respectfully submitted,

Pete Campilango, Secretary

Patricia Paulson
Board Clerk

Date Approved