

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

PASSAIC COUNTY
NEW JERSEY



MINUTES – NOVEMBER 14, 2024

Chairman Hanrahan called the Planning Board meeting of Thursday, November 14, 2024, to order at 7:30 p.m. for the Borough of Totowa.

PRESENT:

Chairman Hanrahan	Commissioner Niland	Commissioner Murphy	Commissioner Sabatino
Councilman D'Angelo	Vice Chairman Coiro	Mayor Coiro	Commissioner Coyle
Commissioner Zarek	Paul Danner, ESQ	Mike Cristaldi, PE	Tom Czerniecki, Planner

The clerk read the statement of the meeting as follows: The meeting of the Planning Board to be held on the 14th day of November 2024 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.

Flag Salute

ITEM #1

Passaic Bergen Animal Hospital 819 Riverview Drive	Block 141 – Lot 6 (<i>carried from October</i>)	Minor Site Plan Approval Certificate of Occupancy
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Mr. Tim Kane, Attorney for the applicant, and Dr. Albert Ahn appeared providing additional documents and any continued testimony for occupancy of a Veterinary Specialty Surgical Center providing services to primarily dogs and cats.

Mr. Tim Kane provided an overview of the documents that were submitted and photo proof that the abandoned vehicle in rear of property had been removed as well as a general clean-up of the property. Based on Certification of Taxes, Water and Assessments, this is only one parcel and not two as shown on original submission with application.

After a brief discussion, Planning Board Engineer and Borough Planner were satisfied with all additional documentation received.

- Landlord's approval as part of the application
- Certification of Taxes, Water and Assessments provided
- Paint striping plan for parking lot
- Survey showing lot depicted
- Internal floor plan for the hospital including designation of area where medical waste will be kept and identification of lock box where pharmaceuticals will be stored.
- Provide surface map identifying location of exterior dumpsters

A motion was offered by Commissioner Niland and seconded by Commissioner Vice Chairman Coiro 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 requires 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 on the premises

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

Commissioners Murphy & Zarek abstained

ITEM #2

Syree Aesthetics
15 Furler Street

Block 174 - Lot 14
(Unit 106)

Minor Site Plan Approval
Certificate of Occupancy

Ms. Natalie Syree Chacon, who is the owner of Syree appeared requesting the approval of 180 square feet of space to provide makeup services, including facials, waxing, and lash lift(s). The establishment will employ only one employee. Ms. Chacon, who is a licensed aesthetician

The anticipated hours of operation will be by appointment only, Sundays 10:00 a.m. to 3:00 p.m. EST, Mondays 10:00 a.m. to 5:00 p.m. EST, and Thursdays 4:00 p.m. to 8:00 p.m.. The Applicant testified that it would comply with signage, which will be placed on the existing pylon sign. The Applicant also provided an image of the sign, which will identify the business as “Syree Aesthetics” with a subtitle underneath reading, “Results Driven Aesthetician”. The Applicant has been allocated two parking spots on the property.

A motion was offered by Vice Chairman Coiro and seconded by Commissioner Niland 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 requires 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 on the premises.
4. Signage will be consistent in size to the existing signage on the structure/pylon, and comply with the ordinance requirements.
5. The Applicant to obtain all necessary inspections and/or approvals from governing authorities.

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

ITEM #3

Amerita
11 Commerce Way

Block 166.03 – Lot 12

Minor Site Plan Approval
Certificate of Occupancy

Ms. Karen Frey, Real Estate Manager, and Paul Mannerberg, an employee and representative of Applicant, both appeared requesting the approval of 26,125 square feet of space on the premises as a pharmaceutical products warehouse and related office space.

Mr. Mannerberg testified that the Applicant will store and maintain home antibiotics and other pharmaceutical products on the premises for purposes of distributing same to patients at their homes.

There will be no patient infusions performed on the premises. Applicant will construct a “clean room” on the interior for purposes of housing and/or working with certain product. However, Applicant confirmed that no narcotics will be maintained on the premises. Applicant will also have a cold room for housing product.

The clean room and cold room will require generator power, which will be installed by Applicant. Applicant testified that their finished space will be inspected and approved by the New Jersey Board of Pharmacy before placed into use. Applicant will have some medical waste, which will be picked up at least once per month as per Applicant’s existing contracts with two separate companies.

The anticipated hours of operation will be Monday through Friday, 9:00 a.m. to 5:30 p.m. EST, and it will provide 24-hour on-call services at other times, including weekends in emergency situations. There will be approximately sixty-five employees, and one hundred forth-eight parking spots. Delivery trucks will be parked on the premises with no product stored and/or maintained in the trucks overnight. Product will be delivered to the premises generally between 10:00 a.m. and 2:00 p.m., during normal business hours. Applicant testified that it would comply with signage requirements.

A motion was offered by Commissioner Niland and seconded by Commissioner Sabatino 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:

- 6. The construction of internal partitions, exits, entrances and fire safety devices are subject to and requires the approval of the fire sub-code official, the fire inspector, and the building inspector.
- 7. 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.
- 8. There will be no outside storage of equipment or materials on the premises.
- 9. Signage will be consistent in size to the existing signage on the structure/pylon, and comply with the ordinance requirements.
- 10. The Applicant to obtain all necessary inspections and/or approvals from the New Jersey Board of Pharmacy

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

A motion was offered by Vice Chairman Coiro and seconded by Commissioner Murphy to excuse Commissioner Sabatino from the next application.

All in favor.....8-0

ITEM #4

Sycamore Data Center
1000 Cloud Drive

Block 154 – Lot 10.04

Preliminary & Final Site Plan
Approval

Ms. Lisa John-Basta, attorney for the applicant, appeared requesting Amended Preliminary & Final Major Site Plan approval for the continued development, redesign, and expansion of the project on the property, which was initially approved and adopted on December 14, 2017, as part of a redevelopment plan. The original project approved the construction of a 257,225 square foot data center, parking landscaping, and installation of 24 emergency generators. Ms. John-Basa advised that to this date there has been construction of a 192,147 square foot structure and installation of 12 generators. The applicant seeks approval to complete construction on the property over two phases. This additional work will not change the employee headcount nor increase the parking spaces, but it does seek approval for the installation of a service road (temporary during the first phase and permanent as part of the full development) and installation of an additional 20 generators, bringing the total number of generators to 32.

Mr. Robert Foley, Engineer, provided Exhibit A1- Phase 3, dated 11/14/2024, which is an overall site plan for the construction of a 2-story expansion to the southwest corner of the existing structure. He also provided Exhibit A2 – Overall Expansion depicting what was approved in 2017 (257,225 sq. ft.) vs what has been built (192,146 sq. ft.) thus far, and the final proposed sq. ft. (235,643). Exhibit A3 is an update to the Bulk Table. The proposed new structure will be 36 feet high, which will not exceed the previously approved 44 foot height for the property. During Phase 3 the Applicant will also install four additional generators and a temporary access road adjacent to the generator yard. In addition, a portion of the retaining

wall will be built. No blasting will be part of any of the newly proposed construction. The final phase of the construction will include installation of 16 more generators and additional construction of the retaining wall(s).

There was extensive discussion of the generators, the timing of testing of the generators, and concerns about disturbing the homeowners in the area. The Applicant advised that the generators are tested 1-2 times per month for approximately 30 minutes. Concerns were raised that such testing has not been confined to work hours, which the Applicant disputed. The Applicant advised that acoustic testing was previously performed, but it advised that it will perform another round of testing.

Lighting was discussed as well. Mr. Foley testified that no changes are proposed to the lighting. However, the Board raised concerns that some residences particularly on Artillery Road, may be experiencing light pollution. Mr. Foley discussed that the Applicant may be able to install shields on the lighting, which helps to redirect it toward the property rather than the surrounding areas. The Applicant advised that it would look into the lighting and provide the Board with its additional findings.

Mr. David Snider, Architect provided Exhibit A4 – a Rendering of the aerial view of the property with proposed construction and Exhibit A5 – the right and left view of the proposed application.

A review of the Planning Board Engineer addressed concerns of Retaining Walls, Blasting, truck route for construction/demolition vehicles, storm water calculations were discussed. Thus, it was determined that an Assessment Report would be needed.

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

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

Mrs. Deborah D'Agostino of 70 Vreeland Ave expressed concerns about additional impervious ground, roadways and bump-out, the square footage of existing driveway area vs full build driveway area. Mrs. D'Agostino inquired whether additional fill will be needed and is that the need for the retention wall. She inquired as to the content of the public notice submitted by the Applicant and whether it contained discussion of the additional proposed generators.

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

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

A motion was offered by Vice Chairman Coiro and seconded by Commissioner Niland to carry this matter to the next regular Planning Board Meeting of December 12, 2024 at 7:30p.m.

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

Ms. John-Basa stated that she would publish a formal notice to the public concerning the December 12 meeting.

MINUTES:

A motion was offered by Commissioner Murphy and seconded by Commissioner Niland to approve the Planning Board Minutes of October 24, 2024 as presented.

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

Commissioners Sabatino & Zarek abstained

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

All in favor.....9-0

Respectfully submitted,

Anthony Murphy, Secretary

Patricia Paulson
Board Clerk

Date Approved