

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

PASSAIC COUNTY
NEW JERSEY



MINUTES – JANUARY 12, 2023

Vice Chairman Coiro called the Planning Board meeting of Thursday, January 12, 2023, to order at 7:30 p.m. for the Borough of Totowa.

PRESENT:

Commissioner Zarek	Vice Chairman Coiro	Commissioner Hanrahan	Councilman D'Angelo
Commissioner Festa	Mayor Coiro	Commissioner Campilango	Commissioner Sabatino
Commissioner Murphy	Commissioner Niland	Mike Cristaldi, PE	Richard Briigliadoro, ESQ
Austin Bejin, Planner			

The clerk read the statement of the meeting as follows: The meeting of the Planning Board to be held on the 12th day of January 2023 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

Planning Board Re-Organization
Swearing in of Reappointed Members

ITEM #2

Med Urban Renewal, LLC	Block 154 – Lot 19.07	Amended Final Site Plan Approval
205-225 Minnisink Road		Signage Medical Office Bldg.

Lisa A. John-Basta, Esq. of the law firm of Chiesa, Shahinian and Giantomasi, P.C. appeared requesting an amended final site plan approval to install two (2) new signs for St. Joseph's Urgent Care located within the medical office building. The Applicant proposes a second monument sign at the Minnisink Road driveway and a new vehicle directional sign along the internal driveway connecting to Vreeland Avenue. The Applicant seeks amended final site plan approval in regard to a decision of the Planning Board on April 28, 2022 and memorialized in a Resolution adopted on May 26, 2022 wherein a sign package for the medical office building was approved. The Applicant also requires relief from the North Jersey Developmental Center Redevelopment Plan.

Mr. Keith Davis testified that he is employed by AGS which is located at 304 Commerce Drive, Exton, Pennsylvania. Mr. Davis testified that the Applicant seeks approval in regard to the installation of a free-standing sign with the text Urgent Care with a logo on the sign. The Urgent Care sign is approximately 1 foot 8 inches away from the existing St. Joseph's free-standing sign. The sign is located on the southwest side of the driveway on Minnisink Road. Mr. Davis calculated the sign area of the Urgent Care sign as 39.85 square feet.

He represented that the new Urgent Care sign is the functional equivalent of an extension of the existing St. Joseph's free-standing sign. He stated the sign materials for the Urgent Care sign are compatible with the existing St. Joseph's sign.

Mr. Davis also testified that the main function is to highlight the Urgent Care service on the site and to allow motorists to more easily identify the Urgent Care as a service offered at the medical office building and to allow safe access to the site. Mr. Davis testified that the Applicant requires variance relief in order to permit two (2) monument signs per driveway at less than 150 feet apart whereas the Redevelopment Plan allows no more than one monument sign per driveway at least 150 feet apart and the proposed monument sign is located 1.8 feet from the existing monument sign on Minnisink Road.

Mr. Davis represented that two purposes of the Municipal Land Use Law would be advanced by the approval of the variance relief for the Urgent Care monument sign. First, under the MLUL pursuant to N.J.S.A. 40:55D-2(a) public safety would be advanced because the proposed Urgent Care sign would allow motorists to safely identify the location of the Urgent Care service in the medical office building and also to provide safe access to the site. Furthermore, Mr. Davis testified that 2(i) would be advanced by providing an aesthetically pleasing Urgent Care sign which is compatible with the overall sign package.

Mr. Davis concluded that "c" variance relief can be granted without substantial detriment to the public good and without substantial impairment of the zone plan and zoning ordinance because the Urgent Care sign is separated from the St. Joseph's Health sign by 1 foot 8 inches and the two monument signs essentially function as one monument sign.

The Applicant is also proposing a directional sign that is 4 feet 6 inches wide and 7 feet 5 inches tall for a total of 33.37 square feet. The proposed sign is located between the Vreeland Avenue driveway and northern row of employee parking. This sign is not illuminated. There is no variance relief required in connection with the new directional sign.

Mr. Davis also highlighted other minor changes to the previously approved sign package. In regard to the monument sign, the text Welcome has been removed and replaced with the street address of 225 Minnisink Road which is in blue text on a yellow bar. Further, in regard to previously approved vehicle directional signs identified as Signs E105 and E106 located along Public Way A, the text Urgent Care has been added to the bottom of the list on Side A. Mr. Davis represented that although additional text was added, the sign was not enlarged in area in order to accommodate the increase in text. Also, Mr. Davis confirmed that the monument sign and Urgent Care sign are setback 30 feet from the Minnisink Road right-of-way. Mr. Davis further confirmed that a landscaping plan as required by the 2022 Resolution has been submitted to the Borough of Totowa.

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

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

There were no members of the public present expressing an interest in this application.

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

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to approve the amended final site plan for signage with ancillary “c” or bulk variance relief 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. Applicant complying with all relevant terms and conditions set forth in the Board Planner’s Review Report prepared by Darlene A. Green, P.P., AICP dated December 28, 2022, except as modified during the hearing, and as testified to during the course of the hearing process.
2. The granting of this application is subject to and conditioned upon the Applicant obtaining Hudson/Essex/Passaic Soil Conservation District approval, if required.
3. The granting of this application is subject to and conditioned upon the New Jersey Department of Environmental Protection approval, if required.
4. The granting of this application is subject to and conditioned upon Passaic County Planning Board approval, if required.
5. The granting of this application is subject to and conditioned upon New Jersey Department of Transportation approval, if required.
6. All terms and conditions from the Board’s previous Resolutions of approval shall remain in full force and effect except as satisfied or amended and not in conflict with this approval.
7. The granting of this application is subject to and conditioned upon the Applicant agreeing to open and maintain an escrow account with the Borough of Totowa and to keep the account current with sufficient funds for inspection and review fees.

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

MINUTES:

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to approve the Planning Board of December 12, 2022 as presented.

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

Commissioners Niland, Sabatino, Murphy abstained

RESOLUTIONS:

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to approve the resolution for Totowa Spine & Injury Center, LLC Block 102 – Lot 11 as prepared.

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to approve the resolution for WJC Holding, LLC Block 173 – Lots 31.01 & 31.02 as prepared.

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to approve the resolution for WJC Holding, LLC Block 173 – Lot 31.02 as prepared.

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

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

All in favor.....9-0

Respectfully submitted,

Pete Campilango, Secretary

Patricia Paulson
Board Clerk

Date Approved