

MINUTES – JANUARY 23, 2025

Chairman Hanrahan called the Planning Board meeting of Thursday, January 23, 2025, to order at 7:30 p.m. for the Borough of Totowa.

PRESENT:

Commissioner Zarek	Vice Chairman Coiro	Chairman Hanrahan	Commissioner Festa
Commissioner Coyle	Commissioner Murphy	Commissioner Niland	Commissioner Schell
Mayor Coiro	Mike Cristaldi, PE	Paul Danner, ESQ	

The clerk read the statement of the meeting as follows: The meeting of the Planning Board to be held on the 23rd day of January 2025 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

Jim Bush/State Farm Ins. 294 Union Blvd.	Block 106 - Lot 6 <i>(carried from 12/12/24)</i>	Minor Site Plan Approval Certificate of Occupancy
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Mr. James Bush appeared requesting the approval for occupancy of approximately 1,100 sq. ft of office space for his Insurance Agency. He seeks to move his existing Totowa business three doors down from its current location to the new space to continue to offer insurance services to the public.

Mr. Bush testified that he has been in the insurance industry for several years, including the last five years, with a location in Totowa. He owns another agency in Paramus, New Jersey. There will be two to three employees, and the Applicant has been allocated three parking spaces. The hours of operation will be 9:00 a.m. to 5:00 p.m., Monday through Friday, and additional hours by appointment. Mr. Bush testified that the Applicant does not plan any interior renovations and will place a new sign on the exterior façade equal in size to that of the prior tenant. Mr. Bush confirmed that no more than 20% of the front windows to the space will be covered.

A motion was offered by Commissioner Niland and seconded by Commissioner Murphy 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 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 device.
3. The Applicant is replacing signage affixed to the façade of the building and be no larger.
4. There will be no outside storage of equipment or materials on the premises.

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

ITEM #2

LRF3 NJ- Longpoint
999 Riverview Drive

Block 166.04 - Lot 1
(carried from 1/9/25)

Minor Site Plan Approval
Certificate of Occupancy

Jennifer M. Porter, Esq. and Daniel Frank with Longpoint appeared seeking approval to operate a regional real estate management office on the first floor, Unit 100, which is 2,177 sq. ft.. The Applicant purchased 999 Riverview Drive, which is a three-story office building.

Mr Frank testified there will be 1-4 employees at any one time, and they will have access to 4 unassigned parking spaces. There will be no overnight parking. The anticipated hours of operation will be 8:30 a.m. to 4:30 p.m., Monday through Friday. As for signage, Mr. Frank advised that the Applicant may place an interior sign on the door to the unit for now, but the Applicant intends to return to the Board with a formal signage application for the entire building.

A motion was offered by Commissioner Niland and seconded by Commissioner Murphy 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 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.

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

ITEM #3

EcoShield Pest Solutions
11 Commerce Way

Block 166.03 – Lot 12

Minor Site Plan Approval
Certificate of Occupancy

Thomas S. Garlick, Esq. and Mr. Ermir Hasija, General Manager, appeared requesting approval for the occupancy of 5,400 sq. ft. of space for an office and small warehouse to operate a pest control business. No internal renovations are planned. The applicant serves residential customers primarily.

Mr. Hasija, General Manager, testified that the Applicant would have approximately ten employees, four (4) in the office and the other six in the field as technicians. The applicant has been allocated ten (10) parking spaces.

Mr. Hasija testified the anticipated hours of operation will be 8:00 a.m. to 5:00 p.m., Monday through Friday, and potentially Saturdays from 8:00 a.m. to 12:00 p.m. from May through September. Products used in the field will be delivered to the leased space by truck(s) in boxes once or twice per month between the hours of 9:00 a.m. and 3:00 p.m. The Applicant will have use of a locking dock at the rear of the building. Mr. Hasija, the Applicant does have company vehicles although they are generally driven home by the technicians. The Applicant will have two to three spare empty vehicles on the property, which will be there overnight, in the event that they are needed.

While the Applicant seeks to use plant-based environmentally friendly products, it will maintain a chemical cage and be licensed by the NJDEP. As per the Applicant's representation(s), it will not need to dispose of hazardous materials on the property.

Mr. Hasija testified that all containers used in the field to carry and maintain the pesticides are "triple rinsed" at the location of usage before being returned empty to the leased space for disposal. The Applicant plans to place a sign on the existing monument at the exterior of the building and will place a sign at the door to the leased space.

A motion was offered by Commissioner Niland and seconded by Commissioner Murphy 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 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 device.
3. The Applicant will maintain a chemical cage inside the space and will not dispose of hazardous materials on the property.
4. There will be no outside storage of equipment or materials on the premises.

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

ITEM #4

Fly Deals
410 Route 46

Block 173 – Lot 33
(New Application)

Minor Site Plan Approval
Certificate of Occupancy

Mr. Ahmed Igbara appeared requesting approval for occupancy of approximately 8,220 sq. ft. of space to operate a retail business selling overstock and other consumer resale products to walk-in customers. He currently operates a similar business in New York. This space will not require any internal renovations.

Mr. Igbara testified the anticipated hours of operation will be 10:00 a.m. to 9:00 p.m., Monday through Sunday. There will be approximately eight to ten employees depending on the day(s) of the week and has ten unassigned parking spaces allocated.

Mr. Igbara testified that the product is placed on tables arranged on the interior space. Products are delivered via tractor trailer approximately once per week, usually on Wednesdays. The leased space includes a loading dock. As of now, the Applicant plans to keep all inventory inside the leased space but may consider obtaining storage at another location in the future.

Mr. Igbara testified that the Applicant will replace the existing exterior sign on the façade with a sign of similar size, but no larger. The Applicant may also place advertising around the front window(s) of the leased space. The Board advised Mr. Igbara that no more than 20% of the front window(s) could be covered.

A motion was offered by Commissioner Niland and seconded by Commissioner Murphy 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 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. The front window(s) to the leased space will not be more than 20% covered.
4. There will be no outside storage of equipment or materials on the premises.

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

MINUTES:

A motion was offered by Commissioner Murphy and seconded by Commissioner Niland to approve the Re-Organization Meeting Minutes of January 9, 2025, as presented.

Eight agreed to a roll call vote... 8-0
Commissioner Festa abstained

A motion was offered by Commissioner Murphy and seconded by Commissioner Niland to approve the Planning Board regular Meeting Minutes of January 9, 2025, as presented.

Eight agreed to a roll call vote... 8-0
Commissioner Festa abstained

RESOLUTIONS:

A motion was offered by Commissioner Niland and seconded by Commissioner Coyle to approve the resolution for Wise Foods, Block 170.03 – Lot 5 as prepared.

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

A motion was offered by Commissioner Niland and seconded by Commissioner Coyle to approve the resolution for In Reach, Block 170.04 – Lot 1 as prepared.

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

A motion was offered by Commissioner Niland and seconded by Commissioner Coyle to approve the resolution for Sycamore Data Center, Block 154 – Lot 10.04 as prepared.

Three agreed to a roll call vote... 3-0

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

All in favor.....9-0

Respectfully submitted,

Anthony Murphy, Secretary

Patricia Paulson
Board Clerk

Date Approved