

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

PASSAIC COUNTY
NEW JERSEY



MINUTES – SEPTEMBER 28, 2023

Commissioner Campilango called the Planning Board meeting of Thursday, September 28, 2023, to order at 7:30 p.m. for the Borough of Totowa.

PRESENT:

Councilman D'Angelo Commissioner Sabatino Commissioner Campilango Commissioner Festa
Mayor Coiro Richard Briadoro, ESQ Mike Cristaldi, PE

The clerk read the statement of the meeting as follows: The meeting of the Planning Board to be held on the 28th day of September 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

Playa Bowl 55 Union Blvd.	Block 11 – Lot 6.01 Unit #79	Site Plan Approval Certificate of Occupancy
------------------------------	---------------------------------	--

Ms. Bianca Pereiras, attorney for the applicant and Manual Pereiras, Architect appeared requesting preliminary & final site plan approval and design waiver relief. Applicant seeks to occupy approximately 1,167 square feet of space in the north end corner of the building facing Shepards Lane to operate a Playa Bowl food service establishment.

Mr. Pereiras provided an overview of the site. The site consists of three buildings, a parking field and a pump station for the Borough of Totowa. Mr. Pereiras testified that there will be no cooking done on the premises. There will be a refrigerator in the tenant space. Mr. Pereiras represented that the Applicant sells fruit bowls using fresh fruit inclusive of acai and other fruits.

Mr. Pereiras testified in regard to signage. The Applicant is proposing building façade signage on both corners of the building. The signs will have the text "Playa Bowls" with a logo in between Playa and Bowls. The logo will represent a pineapple. Mr. Pereiras testified that the signs are black and white. The signs are 3 feet in height by 14 ft by 10 inches in length. The signs will be illuminated. As a result, the Applicant requires design waiver relief in order to have two building façade signs which shall not exceed 45 square feet for each sign where the maximum sign area is 15 square feet or 15% of the front façade area of the building façade whichever is less.

Mr. Pereiras also testified that there is a parking field adjacent to the entrance door on Shepards Lane and that there are 26 parking spaces adjacent to the building. Mr. Pereiras represented that there is sufficient parking to accommodate the proposed use of 1,167 square feet of space for a Playa Bowl food service establishment at this location.

Mr. Lenny Calvo is the Managing Member of Playa Bowls-Totowa, LLC. Mr. Calvo represented that Playa Bowls currently operates seven other stores. He stated the Rutherford store is the largest store and occupies approximately 4,400 square feet of space at its location. He characterized the Totowa store as being a small store at 1,167 square feet of space. He stated the store will be open to the public seven days per week. The anticipated hours of operation are approximately 7:30 a.m. to 3:30 p.m. and 3:30 p.m. to the time of closing. The business will be open to the public from 8:00 a.m. to 11:00 p.m. Mr. Calvo anticipates there being approximately four employees per shift. Mr. Calvo testified that there will be 14 seats in the facility. Mr. Calvo also represented that turnover is fairly quick and that many customers order online and use services such as Uber Eats and Door Dash for pick-up and delivery.

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

All agreed to a roll call vote... 5-0

No public to be heard.

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

All agreed to a roll call vote... 5-0

A motion was offered by Commissioner Festa and seconded by Commissioner Sabatino to approve the preliminary and final site plan with design waiver 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. 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. The Applicant will install two building façade signs on the north end corner of the building with each sign approximately 45 sq. ft. with the text "Playa Bowls" and a logo of a pineapple between the text on the sign. The signs are permitted to be illuminated. The proposed signage shall conform to the colors of the Sign Ordinance as stated in the Totowa Borough Code.

All agreed to a roll call vote... 5-0

ITEM #2

Walmart
11 Taft Road

Block 170.02 – Lot 6

Site Plan Approval
Temp. Certificate of Occupancy

Richard Branca, a representative of the property owner testified to the Board that Walmart seeks a short-term rental of approximately 100,000 square feet of space which this facility can accommodate. Walmart will be utilizing this space as a warehouse and distribution center for holiday season product storage and distribution to its stores in the surrounding area. There will be approximately 10 to 20 people servicing the facility with the potential for a two-shift operation. The occupancy of this space is temporary in nature and the term of the Lease as represented to the Board will expire on December 31, 2023. There is no signage proposed in regard to this temporary occupancy.

A motion was offered by Commissioner Festa and seconded by Commissioner Sabatino to approve temporary 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 device.
3. There is no signage proposed with this application
4. There will be no outside storage of equipment or materials on the premises.

All agreed to a roll call vote... 5-0

MINUTES:

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to approve the Planning Board Minutes of September 14, 2023, as presented.

Four agreed to a roll call vote... 4-0

Commissioner Sabatino abstained.

RESOLUTIONS:

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to approve the resolution for Moss Acres, Block 10 – Lot 4 as prepared.

Four agreed to a roll call vote... 4-0

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to approve the resolution for Spirit Halloween, Block 170 – Lot 3 as prepared.

Four agreed to a roll call vote... 4-0

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to approve the resolution for DataProbe, Block 166.03 – Lot 16 as prepared.

Four agreed to a roll call vote... 4-0

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to approve the resolution for LUV Bites, Block 94 – Lot 9 as prepared.

Four agreed to a roll call vote... 4-0

A motion was offered by Commissioner Campilango and seconded by Commissioner Sabatino to approve the resolution for Three rown Development, LLC, Block 9 – Lots 1&3 as prepared.

Four agreed to a roll call vote... 4-0

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

All in favor.....5-0

Respectfully submitted,

Pete Campilango, Secretary

Patricia Paulson
Board Clerk

Date Approved