

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

PASSAIC COUNTY
NEW JERSEY



MINUTES – MARCH 23, 2023

Commissioner Festa called the Planning Board meeting of Thursday, March 23, 2023, to order at 7:30 p.m. for the Borough of Totowa.

PRESENT:

Councilman D'Angelo	Commissioner Festa	Mayor Coiro	Commissioner Hanrahan
Commissioner Sabatino	Commissioner Murphy	Commissioner Niland	Vice Chairman Coiro
Commissioner Zarek	Mike Cristaldi, PE	Richard Briigliadoro, 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 March 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

Second Home Day Habilitation 515 Union Blvd.	Block 100 – Lot 1	Site Plan Approval Certificate of Occupancy
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Mr Aaron Mandel, Esq. and Dr. Nicholas Vancheri appeared requesting approval of approximately 15,698 square feet of space at this location. Mr. Vancheri testified that the Applicant provides educational, technology, transportation and business services to approximately 80 school districts and municipalities throughout seven counties. The Applicant currently operates one of its programs titled "Second Home Day Habilitation Center" at 1615 Valley Road in Wayne, New Jersey.

Mr. Vancheri stated that the program provides day habilitation and therapy services to approximately 40-50 adults with special needs. The program provides educational services to adults beyond 21 years of age. Mr. Vancheri testified that the staff focus is on areas of communication, daily living skills, functional life skills, independence, prevocational support and social skills that encourages the special needs individuals with full inclusion and participation in the community while providing the families with respite. Mr. Vancheri further testified that the services provided by the Applicant, include but are not limited to, occupational, physical therapy, speech and language therapy. In addition, the staff includes a nurse and a behaviorist.

Mr. Vancheri testified that the operating hours are Monday through Friday from 8:00 a.m. to 3:30 p.m. There will be approximately 20 employees working on-site. Mr. Vancheri testified that the attendees will arrive by small school type vans with approximately eight to ten individuals, smaller vehicles with up to four (4) passengers as well as being dropped off individually by family members. Mr. Vancheri also testified that the program is a twelve month a year program which operates approximately 243 days a year.

Mr. Vancheri also stated that he does not anticipate any conflicts involving traffic between Washington Park School and this program at the end of the day as this program ends at 2:30 p.m. and the attendees are picked up at that time and the Washington Park School Day ends at approximately 3:10 p.m.

With respect to signage, the Applicant will only place signage in glass windows with frontage along Union Blvd. and in the glass front doorway entranceway to the Applicant's unit. It was explained to the Applicant that any signage in the glass front door entranceway to their unit.

A motion was offered by Commissioner Sabatino 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 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 on the premises.
4. The Applicant is permitted to install signage on the Applicant's glass front door as well as on the Applicant's windows facing Union Blvd. Any signage to be installed in the glass window shall not exceed 20% of the window area.

Eight agreed to a roll call vote... 8-0

A motion was offered by Commissioner Festa and seconded by Commissioner Sabatino to admit Vice Chairman Coiro into the remainder of the meeting.

Eight agreed to a roll call vote... 8-0

ITEM #2

Royal Packaging
465 Route 46

Block 174 – Lots 1, 2, 3, 3.02
4.02, 5 & 6

Site Plan Approval
Certificate of Occupancy

Vince Sodano appeared requesting approval for occupancy of approximately 20,267 sq. ft. of space to operate a warehouse and distribution of ingredients and dry goods business at this location. Mr. Sodano characterized this application as a unique situation. Mr. Sodano also testified that this building will be used for overflow warehouse and storage only. Mr. Sodano also testified that he currently operates two buildings on Maltese Drive and one building on Riverview Drive in Totowa, New Jersey. There will be no racking on the premises.

The proposed hours of operation are 7:30 a.m. to 3:30 p.m. Monday through Friday. There will be approximately four employees on-site.

Mr. Sodano stated there will be no trucks stored at this site. He also stated that there are two angled loading docks in the rear of the building. One loading dock is for the Total Wine store and one would be for Royal Packaging. Mr. Sodano represented that any truck deliveries would primarily go from this facility to one of his other facilities or directly to a customer.

In regard to signage, the Applicant will just place a small sign by the entrance door which is in the rear of the building. The space to be occupied by the Applicant is in the rear of the building wherein the Total Wine store is located.

A motion was offered by Commissioner Festa and seconded by Commissioner Murphy 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 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 on the premises.
4. Applicant will be placing a small sign over the entrance door in the rear of the building to identify this business.

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

MINUTES:

A motion was offered by Commissioner Festa and seconded by Commissioner Murphy to approve the Planning Board Minutes of March 9, 2023, as presented.

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

Vice Chairman Coiro and Commissioner Hanrahan abstained.

RESOLUTIONS:

A motion was offered by Commissioner Festa and seconded by Commissioner Murphy to approve the resolution for Home Appliances & Mattress - Block 173 – Lot 33 as prepared.

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

A motion was offered by Commissioner Festa and seconded by Commissioner Murphy to approve the resolution for La Belle Couture - Block 91 – Lot 15.02 as prepared.

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

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

All in favor.....9-0

Respectfully submitted,

Pete Campilango, Secretary

Patricia Paulson
Board Clerk

Date Approved