

BOROUGH OF TOTOWA

PASSAIC COUNTY, NEW JERSEY

BOARD OF
ADJUSTMENT



MUNICIPAL BUILDING
537 TOTOWA ROAD
TOTOWA, NJ 07512

Phone (973) 956-7929

BOARD OF ADJUSTMENT MINUTES OF AUGUST 10, 2022

The August 10, 2022, regular meeting of the Borough of Totowa Board of Adjustment was held via zoom. Chairman Fierro called the meeting to order at 7:01 P.M.; followed by the Flag Salute. Attorney DeDio read the Open Public Meetings Act and the Remote Meeting Protocol.

A motion to accept the minutes of the July 13, 2022, meeting was made by Commissioner Patten and seconded by Commissioner Mancini. On a roll call vote all Commissioners present voted in the affirmative.

Present: Chairman Fierro, Vice Chairman Krautheim, Commissioners Patten, Mancini, Nash, Carr, Sagan, Engineer Cristaldi, Attorney DeDio, Planner Green. Absent: Alternate Masi & Henry.

1ST CASE: DIGITAL TOTOWA LLC
701-705 UNION BLVD, BLOCK 173, BLOCK 17

Gary Hall, Attorney for the Applicant, explains 2 years ago this application was approved for the 1st phase of the data center and this Application is for the 2nd phase. The application exceeds the height variance, and another utility pole is being proposed.

Attorney DeDio has reviewed the application and they are in compliance with municipal land use law and the Board has jurisdiction to handle this application.

Eric Scott, Architect, was sworn in by Attorney DeDio. Mr. Scott's place of business is 85 Douglas Road, Glen Ridge NJ and is considered an expert in his field by the Board. PSE&G has some updated requirements from a power perspective which require the substation that was previously constructed on the property to be enlarged this creates a deduction in size of the building area for building A and now the applicant is requesting the change to a 2-story unit. This application requires large storage location for computerized racks and equipment, not many employees, the application requires a lot of energy as well as some redundancies. A lot of equipment needs to be kept cool running and operational. The use of building A will be the same as building B. When the original site

was master planned and designed PSE&G required 2 feeds into the substation being built, the project went on hold for a while and PSE&G updated the requirements which required a third power line to be fed into the substation which would ultimately increase the size for that third line. The characteristics of a data center are cooling is very important so there is a raised access floor that serves as the air distribution plenum. Plan submitted as exhibit A1 sheet A000, is the rendering of the exterior, perspective view of the entrance from route 46, and the perspective view from Floyd drive. Sheet A200 is the plans and data set and plans a 103 is the roof plan which shows the height from the point of roof is 49.4 feet measured from average grade plan. Office area height conforms but the data center area does not. The floor plan shows two floors the first floor with administrative block on left side the data center in the center and equipment yards. The second floor is almost identical to the first floor, the roof has the mechanical units on it. The building elevation shows a 2D version, the South elevation faces union Blvd and the West elevation faces toward the residential area. The site improvements are all site roads and security both with perimeter fencing and guard house that has all been installed and work completed would be within the small areas. At this time the plans were moved into evidence.

Vice Chairman Krautheim would like to know if the stuff on the roof is encapsulated or not. Mr. Scott replies they will not be encapsulated. Commissioner Patten asked about phase one and phase two building done at one time and also will the interior be done in phases. Mr. Scott replies no, the exterior will only be done for phase one in hopes they will need more units and then phase two will be built. Planner Green asked if built in phases are all the site improvements going to be done initially were phased in as well. Mr. Scott will refer to Mike Junghan on that question. Planner Green would also like to know if there are any tenants for this site yet. Mr. Scott replies that is not known as of yet.

Mike Junghan, Engineer, was sworn in by Attorney DeDio. Mr. Junghan's place of business is 1 North Lexington, White Plains, NJ and is considered an expert in his field by the Board. The zoning map shows this property connection with sites in the eye dash 3, I-1, B-3, R-7, and R-20 zones. drawing C-3.0 is the site plan layout and materials plan. the applicant will be doing this in two phase affect site improvements. The majority of it will be done and site improvements will be completed in first phase. Parking for building A has 116 parking spaces and parking and building B has 127 parking spaces. The landscaping on sheet C7 shows added in fill of a buffer of Evergreen trees and they will add more trees to buffer them and residents. The applicant will speak with the residents to select the tree types. Plan on drawing LT-1.0 shows infill lighting only proposed with this request. In regards to planner Green's letter, there is no issues.

Mike Junghan, also a licensed Planner will speak in regards to this aspect of the Application. The use issue pertaining to this application is the utility pole in an R-20 zone. The fence is the same as previous for building B. The height of the building is at the required height in one section but goes higher height on the South side. This site is well suited for the application. The variance for rooftop equipment height, if not on roof it would go on the ground level which would be harder to deal with on an acoustical point of view and visual point of view. The fence around utility pole is a site plan exception rather than a variance. Chairman Fierro states this application shows a lot of respect for the neighbors

and appreciates the applicant to continuously work with the residents to satisfy do you need of privacy and security. Commissioner Nash would like to know how many people will be working at the site daily because it looks like there are a lot of parking spaces for a data center. Mr. Junghan replies there is one parking space per every 3,600 square feet on a typical day half should be used. There will be 24-7 security in the parking area. Planner green refers to a aerial view of this site from February of this year end shows a utility pole that was approved with the fence around it and immediately to its northwest there is another utility pole already out immediately adjacent to the fence, can you verify what this is. Mr. Junghan replies if there is a pole there it is not hooked up it may be a temporary pole and they will look into it. Planner green would like to make it a stipulation to make sure there are only two utility poles for this application.

At this time the Board opens the meeting up to the public.

Manny Morano's concern if the property remains open will there be any fencing going up. Mr. Junghan replies we can put something in there for privacy. Planner green states if the fence is more than three feet in height the applicant will need a design waiver. Mr. Morano asked on the completion did building there are a bunch of generators, was there any sound elevation conducted word test of the generators in determining the sound levels. Mr. Junghan replies there was a report submitted. Mr Morano states the report was done to Route 46 and should be done towards the residence. Mr. Morano Would like to know if maintenance of the trees needs to be addressed, the trees are dying from lack of maintenance.

Sandy Kassabart's concern is the neighbors were never asked what type of trees they would like to see in their backyards. Mr. Junghan stats he set up an appointment with various neighbors and will make sure she is included in the next meeting.

Giancarlo Riccardi, resides at 709 Riverview Drive, states his property is adjacent to where the utility poles are and is concerned that the line goes across the road and in his driveway. What is the process of a repair or the lie going down. Mr. Junghan states the utility lines are done by the utility supplier.

At this time the public portion of the meeting is closed.

Attorney Hall summarizes the Application.

A motion was made by Commissioner Patten to approve this application and was seconded by Commissioner Nash. Application passed 7 – 0 at 8:39 P.M.

2ND CASE: MARKOVSKI
27 ROSELAND AVE, BLOCK 154, LOT 53

This application will be carried due to servicing to the public and publication in the newspaper.

RESOLUTION TO MEMORIALIZATION:

1ST CASE: DAMON VESPI (CONTINUATION)
471 TOTOWA ROAD, BLOCK 95, LOT 5.

A motion was made by Commissioner Carr and seconded by Vice Chairman Krautheim.

A motion to adjourn the meeting was made by Commissioner Nash & seconded by Commissioner Carr. The meeting was adjourned at 8:42 P.M.

Respectfully submitted,
Pam Steinhilber, Secretary