

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

All in favor.....8-0

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to approve the application for amended final site plan approval 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 granting of this application is subject to and conditioned upon the Applicant complying with all terms and conditions set forth in the Board Engineer's review report dated October 8, 2014.
2. The granting of this application is subject to and conditioned upon Passaic County Planning Board approval, if required.
3. All terms and conditions of the Zoning Board's prior approval remain in full force and effect except as satisfied or amended and not in conflict with this approval.

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

ITEM #2

Mladenovic Realty
11 Vreeland Avenue

Block 157- Lot 4

Amended Site Plan (asphalt ramp)
Certificate of Use

Mr. Edward Mainardi, Attorney and Ray Mladenovic who is one of the members of Mladenovic Realty, LLC appeared requesting approval for an amended site plan and certificate of use. Mr. Mainardi indicated that there are pre-existing nonconformities.

Mr. Mladenovic testified that he is a member of Two Brothers Construction Company and the entity has been in the construction business for approximately 21 years. The Applicant seeks to occupy the site for office, warehouse and storing of trucks, vans and equipment in regard to the construction business. Mr. Mladenovic also testified that typically there will be seven employees in the office and one in the warehouse. The hours of operation will be 6:00am until approximately 7:00pm. He testified that equipment such as backhoes and bobcats will be stored inside the perimeter of the fence but outside of the building.

Mr. Joseph Sterba, a licensed professional architect testified that the property is located in the I-2 Industrial Zone and is approximately 1.22 acres in area. He further stated that there is an existing building on the site, a portion of which is currently occupied by Eastern Outdoor Furnishings. The Applicant will, therefore, occupy the remaining vacant portion of the building. Mr. Sterba stated that the area of the building is approximately 19, 380 sq. feet in total. Eastern Outdoor Furniture occupies approximately 6, 700 sq. feet of the building.

The plans depict a new waste dumpster located in the parking lot outside of the fenced in area of the site. The Applicant agreed to relocate the waste dumpster so that it will be located within the perimeter of the fenced in area of the lot. In addition, the Applicant agreed to add a minimum of one additional parking space in the area vacated by the waste dumpster.

With respect to the fence in the rear of the site, the Applicant stipulated that it would extend the fence to the westerly end of the building. The Applicant also agreed to store its equipment outdoors in such a manner so as to both minimize exposure to the public and to provide adequate access around the building for the Totowa Fire Department.

Mr. Sterba explained the on premises lighting and agreed to install one light fixture pole in the new area of the parking lot to provide a half foot candle of illumination in that area of the parking lot. The Applicant intends to install a second freestanding sign but agreed that the total sign area of the two freestanding signs would not exceed the 50 sq. foot maximum allowed by ordinance.

In regards to the perimeter fencing, the Applicant indicated that it would install either a six foot fence or an eight foot in height fence, whatever the Planning Board preferred. The Board informed the Applicant that it would prefer an eight foot perimeter fence.

The Planning Board notes that there are existing nonconformities, which are not being altered in any manner in regard to this application. The minimum front yard setback in the I-2 Zone is 40 feet and the existing front yard setback is 29.9 feet; the minimum side yard setback in the I-2 Zone is 30 feet and the existing is 25.5 feet; the minimum rear yard setback in the I-2 Zone is 50 feet and 32.1 feet existing. Furthermore, the maximum lot coverage is 25% and 31.24% exists and proposed. As a result, the existing nonconformities are not being aggravated or exacerbated as a result of the proposed development and, as such, no variance relief is required in connection with this application.

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

All in favor.....8-0

No public to be heard.

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

All in favor.....8-0

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to approve the application 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 in regards to all alarms and security devices
3. There will be no outside storage of materials, only construction equipment within the fenced area.
4. The anticipated hours of operation will be from 6:00am until approximately 7:00pm. There will be seven employees.
5. The Applicant will install a second freestanding sign with the total sign area for both free - standing signs not exceeding 50 sq. feet in area.
6. The applicant agrees that no trucks queuing up on the Vreeland Avenue right of way.
7. Sound will not emanate from the subject property exceeding state and local standards at the property line.
8. The Applicant complying with all municipal, county, state or federal regulations in regard to the idling of trucks onsite.
9. The Applicant will install a light pole fixture within the new area of the parking lot to provide additional onsite lighting. There shall be no spillover lighting onto adjacent properties.
10. The Applicant will install a fence with a maximum height of eight feet and relocate a portion of the rear fence to the westerly end of the building.
11. The Applicant will relocate the dumpster to an area within the perimeter of the fenced in portion of the lot which shall be subject to the review and approval of the Board Engineer.
12. The Applicant will obtain the review and approval of the Totowa Borough of Fire Department in regard to access around the building for fire and emergency vehicles.
13. All manufacturing occurring inside the building.
14. The handicapped parking space will be ADA compliant.

- 15. Construction equipment only will be permitted to be stored outdoors as long as properly screened from the public view.
- 16. All terms and conditions of the Board’s prior resolutions remain in full force and effect except as satisfied or amended and not in conflict with this approval
Eight agreed on a roll call vote.....8-0

RESOLUTIONS:

A motion was offered by Commissioner Campilango and seconded by Commissioner Murphy to approve the resolution for FNIM, LLC.-Blk 16-Lot 10 as presented.

Five agreed on a roll call vote.....5-0

A motion was offered by Commissioner Campilango and seconded by Commissioner Murphy to approve the resolution for Rocket Medical Services.-Blk 171-Lot 15 as presented.

Five agreed on a roll call vote.....5-0

A motion was offered by Commissioner Campilango and seconded by Commissioner Murphy to approve the resolution for Taxi Car Limo Service.-Blk 174-Lot 12 as presented.

Five agreed on a roll call vote.....5-0

A motion was offered by Commissioner Campilango and seconded by Commissioner Murphy to approve the resolution for AIMI Assoc., LLC.-Blk 171-Lots 2,3,3.01 & 4 as presented.

Five agreed on a roll call vote.....5-0

VOUCHERS:

A motion was offered by Commissioner Campilango and seconded by Commissioner Niland to approve a series of vouchers for Alamo Engineering Professional services as listed below:

Invoice 079496 Meeting Attendance (ending 8-27-14) in the amount of \$380.00

Invoice 079497 ABCO, Blk 158-Lot 3.01 in the amount of \$80.00

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

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

All in favor.....8-0

Respectfully submitted,

Pete Campilango, Secretary

Patricia Paulson
Planning Board Clerk

Date Approved