

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

PASSAIC COUNTY
NEW JERSEY



MINUTES – NOVEMBER 13, 2014

Chairman Hennion called the Planning Board meeting of Thursday, November 13, 2014 to order at 8:05 p.m. in the Municipal Building of the Borough of Totowa.

PRESENT:

Chairman Hennion	Commissioner Campilango	Commissioner Niland	Councilman D'Angelo
Commissioner Murphy	Commissionere Paese	Commissioner Festa	Mayor Coiro
Richard Briigliodoro, ESQ			

The clerk read the statement of the meeting as follows: The meeting of the Planning Board to be held on the 13th day of November 2014 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 and a copy has been on file in the Construction Official's Office.

ITEM #1

Mila J. Salon	Block 93- Lot 5	Minor Site Plan
9 St. James Place	change of ownership	Certificate of Use

Ms. Martinez appeared requesting approval for the continued occupancy of approximately 1,500 sq. ft. of space to operate a hair salon. This is a change of ownership.

Chairman Hennion read a letter of intent into the record. There will be a maximum of six employees. The hours of operation will be Monday from 10:00am- 5:00pm; Wednesday 10:00am – 6:00pm; Thursday 10:00am – 8:00pm; Friday and Saturday 9:00am – 5:00pm.

There will be six stations in the salon. Ms. Martinez testified in regard to the nature of the operation. She testified that her operation is limited to cutting hair, coloring hair and washing hair. She further represented that there are no proposed physical alterations to the property with the exception of some interior cosmetic changes. She further represented that there are six assigned parking spaces designated to the business. In addition, with respect to signage, the Applicant will install an awning consisting of a black sunbrella canvas with white painted lettering on the front and two sides in accordance with a sign plan prepared by Sign A Rama and submitted as part of the application package.

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 a maximum of six employees. The hours of operation will be Monday from 10:00am- 5:00pm; Wednesday 10:00am – 6:00pm; Thursday 10:00am – 8:00pm; Friday and Saturday 9:00am – 5:00pm.
4. There will be no outside storage of equipment or materials.
5. All previously approved conditions will remain in effect.

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

ITEM #2

Performance Rehabilitation
142 Totowa Road

Block 16- Lot 10

Minor Site Plan
Certificate of Use

Mr. Charles O’Connell, attorney and Mr. Damon Daura, President appeared requesting approval for the occupancy of approximately 2,180 sq. ft. of space to relocate his physical therapy business from 590 Union Blvd.. Mr. Daura currently has five employees. Mr. Daura also testified that all physical therapists will be appropriately licensed by the State of New Jersey.

Chairman Hennion read a letter of intent into the record. The anticipated hours of operation will be Monday from 7:00am- 7:00pm; Wednesday 7:00am – 7:00pm; Thursday 7:00am – 12:00pm; Friday 7:00am – 6:00pm. The business will be closed to the public on Tuesday, Saturday and Sunday.

Mr. Daura testified that his business is that of an outpatient orthopedic physical therapy facility, including, but not limited to, rehabilitation treatment for the full spectrum of orthopedic musculoskeletal injuries and post-op surgeries. He also indicated that parking is shared with the other tenants. There will be a text change only to the existing sign box.

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 or equipment.
4. There will be a five employees. The anticipated hours of operation will be Monday from 7:00am- 7:00pm; Wednesday 7:00am – 7:00pm; Thursday 7:00am – 12:00pm; Friday 7:00am – 6:00pm. The business will be closed to the public on Tuesday, Saturday and Sunday.

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

ITEM #3

Orange Theory Fitness
650 Union Blvd.

Block 143- Lot 1
Unit 2

Minor Site Plan
Certificate of Use

Darren DelSardo, attorney and owner William Woo appeared requesting approval for the occupancy of approximately 3,103 sq. ft. of space to operate a fitness center. Orange Theory is a class format upscale fitness studio which utilizes a 60 minute workout for each client. Mr. Woo stated that the typical class size is between 22-24 students per class. Each class is supervised by one trainer. The objective is to provide a personal training experience within the confines of a class exercise.

Chairman Hennion read a letter of intent into the record. The anticipated hours of operation will be Monday through Friday from 6:00 a.m. to 8:00 p.m., and Saturday and Sunday from 7:00 a.m. to 3:00 p.m. There will be a total of approximately twelve employees. All of the employees will be part-time. There will be six trainers and approximately 2-3 trainers present at any one time.

Mr. Woo testified as to the nature of his business. Since the Applicant utilizes music during the class sessions, the Applicant has hired an acoustical engineer, Louis Goodfriend & Associates. The Applicant testified that Mr. Goodfriend is designing sound attenuation features inside of its space. Mr. Woo intends to install a proposed raceway sign approximately 34.25 sq. feet in area, which will be located above the entrance to the suite. Also included is a logo of a molecule located adjacent to the Orange Theory Fitness sign. The Applicant will also have a sign in the space allocated on the existing freestanding pylon sign.

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 or equipment.
4. The anticipated hours of operation will be Monday through Friday from 6:00 a.m. to 8:00 p.m., and Saturday and Sunday from 7:00 a.m. to 3:00 p.m. There will be a total of approximately twelve employees. All of the employees will be part-time. There will be six trainers and approximately 2-3 trainers present at any one time.

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

ITEM #4

Marbil Realty
255 Route 46 West

Block 174- Lot 7

Amended Site Plan
Alterations to facade

Mr. Darren DelSardo, Attorney, Joseph Sterba, Architect, and Bill Spina, Principle owner appeared requesting approval for an amended site plan to make alterations to the façade of the building.

Chairman Hennion read a letter of intent into the record. The Applicant is proposing to remove the gray aggregate finish of the existing façade. The façade will also be extended vertically.

Mr. Joseph Sterba, a licensed professional architect testified that there are three tenants at the site which include a dry cleaner, Vision Works and Standard Tile. Mr. Sterba represented that the construction materials for the façade would be a stucco material known as EIFS. In addition, there will be installed a fabric type awning with black signage. In addition, the Applicant is proposing cultured stone along the base of the façade and a precast material above it. Mr. Sterba stated that the goal is to promote uniformity of construction materials and appearance. Mr. Sterba confirmed that the proposed improvements are identified on Plan Sheet A-1.1 prepared by his office and submitted as part of the Application process. Mr. Sterba also confirmed that the maximum height in the B-3 Zone is 35 feet. In this instance, the current height has a maximum of 23 feet at its highest point. As a result of the proposed changes to extend the façade vertically, the maximum height which is in conjunction with the Standard Tile suite will be 32 feet 7 inches measured from the grade in front, which conforms to the ordinance requirements.

In regards to signage for all tenants, the Applicant is actually reducing the square footage of signage from 708.21 sq. feet to a new total of 441.4 sq. feet. The new sign area tabulations for the south and east sides are as follows: Standard Tile 175.23 square feet, Vision Works 129.37 square feet; and the dry cleaner 128.63 square feet. In addition, the street number measures 8.17 square feet for a total of 441.4 square feet.

There is an existing freestanding sign on the site that is also being modified. Therefore, in regard to the freestanding pylon sign, the Applicant will install a cultured stone base with a thin brick veneer and a new precast cap. The height of the signs and the size of the signs are not being changed. In addition, there is approximately 9 to 9.5 feet of clearance from the existing grade to the bottom edge of the ceramic tile sign.

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. This approval is granted strictly in accordance with plans prepared by Sterba and Associates, PC dated June 18, 2014 with revisions through October 14, 2014 and consisting of two (2) sheets identified as SP-1.1 and A-1.1.
2. The Applicant is permitted to install the signage as identified on sheet A-1.1 prepared by Sterba and Associates, PC dated June 18, 2014 with revisions through October 14, 2014.
3. 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

A motion was offered by Commissioner Festa and seconded by Commissioner Niland to excuse Commissioner Campilango from the remainder of the meeting.

All in favor.....8-0

RESOLUTIONS:

A motion was offered by Commissioner Festa and seconded by Commissioner Niland to approve the resolution for J&F Auto Mechanics, PTRS.-Blk 96-Lot 1 as presented.

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

A motion was offered by Commissioner Festa and seconded by Commissioner Niland to approve the resolution for Texas Canvas-Blk 43-Lot 29 as presented.

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

A motion was offered by Commissioner Festa and seconded by Commissioner Niland to approve the resolution for Advantage Paintball-Blk 145-Lot 13 as presented.

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

A motion was offered by Commissioner Festa and seconded by Commissioner Niland to approve the resolution for Critical Point, LLC.-Blk 166.03-Lot 12 as presented.

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

A motion was offered by Commissioner Festa and seconded by Commissioner Niland to approve the resolution for Presidential Haircut-Blk 105-Lot 6.01 as presented.

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

VOUCHERS:

A motion was offered by Commissioner Paese and seconded by Commissioner Niland to approve a voucher for Alamo Engineering Professional services as listed below:

Invoice 080031 690 Union Blvd, Blk 179-Lot 1 in the amount of \$120.00

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

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

All in favor.....7-0

Respectfully submitted,

Pete Campilango, Secretary

Patricia Paulson
Planning Board Clerk

Date Approved