

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

PASSAIC COUNTY  
NEW JERSEY



MINUTES – FEBRUARY 23, 2017

Chairman Hennion called the Planning Board meeting of Thursday, February 23, 2017 to order at 8:00 p.m. in the Municipal Building of the Borough of Totowa.

**PRESENT:**

Commissioner Murphy	Councilman D'Angelo	Chairman Hennion	Commissioner Festa
Commissioner Zarek	Vice Chairman Coiro	Commissioner Campilango	
Mike Cristaldi, PE	Richard Briigliodoro, 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 February 2017 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***

HPFVIII 700 Union, LLC 700-710 & 740 Union Blvd.	Block 180 - Lot 5 & 5.01	Preliminary/Final Site Plan
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Planning Board Attorney Rich Briigliodoro stated that the applicant requested that this matter be carried to the regular Planning Board Meeting of March 9, 2017 without further notice.

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to carry this matter to the regular Planning Board Meeting of March 9, 2017 without further notice.

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

***ITEM #2***

Totowa Plaza 1 Route 46 W	Block 177 - Lot 2, 2.01 & 4	Preliminary/Final Site Plan
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Mr. Stephen L. Ritz, attorney for the applicant appeared requesting approval for preliminary and final site plan approval of the above premises.

Mr. James T. Kin, P.E., a licensed Professional Engineer in the State of New Jersey testified as to the nature of the requested changes to the site. Mr. Kin testified that the site is currently developed as a shopping center with multiple retail stores and a commercial hotel which, is located on Lot 2.01. The site consists of approximately 11.15 acres of which a portion of Lot 2 is being proposed for building renovation and the construction of a new building. The proposed new building is a one-story multi-retail store shopping center with a floor area of 29,000 square feet which is less than the existing floor area. Mr. Kin testified that the Applicant is retaining the existing foot print and that the Applicant will maintain a 10-foot wide alley between the existing 24,000 square foot building and the proposed 29,000 square foot new building be constructed on site.

There are currently 662 parking spaces on-site. Parking is shared in common among all tenants and patrons of the shopping center, as well as the Holiday Inn Hotel. The Borough of Totowa Zoning Board of Adjustment on December 12, 2007 in connection with the granting of minor subdivision approval regarding Lots 2 and 2.01, required the Applicant to provide reciprocal easements for ingress, egress, parking and access. That Resolution was memorialized on January 9, 2008. There are no changes to the existing number of on-site parking spaces, which has been previously approved by the Board.

Mr. Kin described storm water management measures that are being implemented as a result of the construction of the new 29,000 square foot building. Mr. Kin testified that the site drains toward Route 46 and away from the buildings. In accordance with the Board Engineer's request, Mr. Kin stipulated that he would submit revised plans with additional notes regarding storm water management measures which shall be subject to the review and approval of the Board Engineer. Mr. Kin also explained that the Applicant is proposing landscaping along the property line where Lot 2 adjoins Lot 4, Lot 3 and Lot 3.01.

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Ms Elizabeth Dolan, P.E., a licensed Professional Engineer in the State of New Jersey with a particular expertise in traffic matters testified that the Totowa Borough Code requires a high parking ratio of seven (7) parking spaces per 1,000 square feet. She stated that the ITE recommends four (4) parking spaces per 1,000 square feet. In this instance, the Applicant is providing 5.8 parking spaces per 1,000 square feet. Ms. Dolan stated that the parking demand is low. In addition, Ms. Dolan referenced the shared parking arrangement among the various retail uses as well as the Holiday Inn Hotel as part of a common parking scheme. Ms. Dolan also testified that the approval of this application will not result in any significant increase in traffic. The Applicant will also file an application with the New Jersey Department of Transportation, which will either require the Applicant to obtain a highway access permit, or the NJDOT will issue a Letter of No Interest.

Ms. Dolan also testified that traffic counts were conducted both to and from the site, demonstrating traffic is evenly divided with 50% of the traffic utilizing Lackawanna Avenue and 50% of the traffic utilizing Route 46. Ms. Dolan also referenced on-site traffic circulation and testified FedEx type delivery trucks will access the site, but that larger trucks can be accommodated on the site. She concluded there will be no traffic circulation issues relative to truck traffic accessing the site.

Mr. Shean Chang Wang, a Registered Architect in the State of New Jersey reviewed the architectural plans and renderings with the Planning Board. The Applicant has divided the 29,000 square feet with Tenant Space 1 consisting of approximately 7,959 square feet and Tenant Space 2 consisting of 8,094 square feet. There is also proposed a 160 square foot utility room. The anticipated remaining Tenant Spaces identified as Spaces 3 through 7 are each anticipated to be 2,250 square feet in area. In addition, there is a service corridor of 946 square feet, which has been designed as an emergency fire access with access from Tenant Spaces 3 through 7. Mr. Wang also identified for the Board the types of construction materials that will be utilized for the building façade including, but not limited to, stone veneer, insulated glass and aluminum tube framing and EFIS. The Applicant indicates that it will conform to the Sign Ordinances of the Borough of Totowa, or it will return to the Planning Board to seek relief from any Sign Ordinance requirements with which it is unable to comply.

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

**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.

Documents submitted in support of the application were the follows:

1. Completed Borough of Totowa Planning Board Application Form signed and dated November 28, 2016.
2. Architectural Plans prepared by Shean Chang Wang, Architect dated August 4, 2016 with revisions through November 8, 2016 and consisting of three (3) sheets identified as Sheets A-01, A-02 and A-03.
3. Preliminary and Final Site Plan for Totowa Plaza Rt 46, LLC prepared by Shoen Engineering (James T. Kin, P.E.) dated October 18, 2016 consisting of fourteen sheets.

A motion was offered by Commissioner Campilango and seconded by Commissioner Murphy to approve the preliminary and final site plan 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 Applicant will submit revised plans to add notes and any other required information relative to storm water management measures which shall be subject to the review and approval of the Board Engineer.
- 2 The Applicant will submit revised plans amending the area and bulk schedule to reflect the requirements under the B-3 Highway Business Zone District.
- 3 The Applicant will submit revised plans revising the signature block for the Chairman, Board Secretary and Board Engineer to properly reflect the Borough of Totowa Planning Board as the reviewing Board.
- 4 The Applicant will provide a signage plan which is compliant with the Sign Ordinances of the Borough of Totowa, or the Applicant shall return to the Planning Board to seek relief for any signage that does not comply with the Borough Sign Ordinances.
- 5 The Applicant will obtain Hudson/Essex/Passaic Soil Conservation District approval, if required.
- 6 The Applicant will obtain New Jersey Department of Environmental Protection approval, if required.
- 7 The Applicant will obtain New Jersey Department of Transportation (NJDOT) approval for a highway access permit or obtaining a Letter of No Interest from the NJDOT, if required.

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to approve the Planning Board Minutes of January 26, 2017 as prepared.

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

**RESOLUTIONS:**

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to approve the resolution for Sparkle Spa – Blk. 93 – Lot 5 as presented.

Six agreed on a roll call vote.....6-0

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to approve the resolution for Pizza Mia – Blk. 139 – Lot 4 as presented.

Six agreed on a roll call vote.....6-0

**RESOLUTIONS con't:**

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to approve the resolution for Toys R Us – Blk. 174 – Lot 1 as presented.

Six agreed on a roll call vote.....6-0

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to approve the resolution for Delta Gas Station – Blk. 32 – Lot 5 as presented.

Six agreed on a roll call vote.....6-0

**VOUCHERS:**

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to approve a series of vouchers for Weiner Lesniak, LLC, Professional services as listed below:

Invoice 200023 TOT-841 – COAH in the amount of \$2,337.00

Invoice 200024 TOT-907 – North Jersey Development Ctr. in the amount of \$133.00

Invoice 200025 TOT-926 – Manara Institute in the amount of \$190.00

Invoice 200026 TOT-927 – Toys R Us in the amount of \$304.00

Invoice 200027 TOT-928 – Pizza Mia in the amount of \$190.00

Invoice 200028 TOT-929 – United Fuel Totowa in the amount of \$190.00

Invoice 200029 TOT-930 – Doxan Salon in the amount of \$190.00

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

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

All in favor.....7-0

Respectfully submitted,

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Pete Campilango, Secretary

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Patricia Paulson  
Planning Board Clerk

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Date Approved