

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

PASSAIC COUNTY
NEW JERSEY



MINUTES – JULY 13, 2017

Vice Chairman Coiro called the Planning Board meeting of Thursday, July 13, 2017 to order at 8:00 p.m. in the Municipal Building of the Borough of Totowa.

PRESENT:

Commissioner Campilango	Commissioner Ferraro	Commissioner Zarek	Vice Chairman Coiro
Councilman D'Angelo	Mayor Coiro	Commissioner Murphy	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 13th day of July 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

The Art of Natural Solution, Inc.	Block 166.04 - Lot 2	Minor Site Plan
140 Commerce Way		<i>Certificate of Occupancy</i>

Jennifer M. Knarich, Attorney for the applicant appeared requesting the approval for occupancy of approximately 2,872 sq ft of space to operate a business for the manufacturing of botanical extracts which will include extraction, filtration and packing/filling. These extracts will serve as cosmetic ingredients for skin care products.

Vice Chairman read a letter of intent into the record. The anticipated hours of operation will be 8:30 a.m. to 5:00 p.m. Monday through Friday. It is anticipated that there will be four employees on-site. Three employees will be involved in production and one employee will be responsible for quality assurance. The Applicant has been allocated five parking spaces for the proposed occupancy of this space. In addition, there will be storage area for raw materials/equipment and an area for extraction, an area for filtration and an area for storage of the finished goods. There will also be an area for water purification. The Applicant is regulated by the State of New Jersey Department of Health. The Applicant is pursuing a license through the New Jersey Department of Health. The Applicant will install signage on the existing freestanding sign in the space provided as well as on the entrance door to the office suite.

A motion was offered by Commissioner Campilango and seconded by Commissioner Murphy to approve the minor 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 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 equipment or materials.
4. The applicant will comply with the Totowa Sign Ordinance.
5. The Applicant will obtain and maintain all licenses, and/or permits issued by the State of New Jersey Department of Health if required
6. The granting of this application is subject to and conditioned upon the Totowa Borough Board of Health approval, if required.
7. The granting of this application is subject to and conditioned upon there being no disposal of hazardous waste on-site.

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

ITEM #2

Fischer Fixings, LLC
205 Route 46 West

Block 174 - Lot 12
Suite 4

Minor Site Plan
Certificate of Occupancy

Mr. Stephen Peckham appeared requesting the approval for occupancy of approximately 1,078 square feet of space to operate their main sales office and base of daily operations. Fischer Fixings is a USA based subsidiary of Fischer International GMBH. The corporate headquarters is located in Auburn Hills, Michigan.

Vice Chairman Coiro read a letter of intent into the record. Fischer Fixings main product range consists of chemical, steel and nylon anchors. Fischer Fixings also specializes in all-inclusive system for fixing ventilated claddings with Fischer Fixings product range. Fischer Fixings sells products through various sales channels including wholesale, distribution, private label, as well as some direct sales. The anticipated hours of operation will be 8:00 a.m. to 5:00 p.m. Monday through Friday. There are anticipated to be 3-5 employees in the Totowa site. Parking is shared in common with other tenants and customers of the shopping center. The Applicant will install a sign on the door to the entry suite and there will be another internal sign on the placard outside of the entrance door to the suite.

Mr. Peckham also testified as to the nature of the business and indicated that the Totowa facility will strictly be for an office use. The Applicant also maintains a warehouse in Randolph, New Jersey.

A motion was offered by Commissioner Campilango and seconded by Commissioner Murphy to approve the minor 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 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 equipment or materials.
4. The applicant will comply with the Totowa Sign Ordinance.

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

ITEM #3

J&J Specialized/Salt River Equipt.
800 N. Riverview Dr./530 Rt. 46 E

Block 172 - Lots 2 & 3.01

Minor Site Plan
Certificate of Occupancy

Mr. Anthony Fiorello, attorney for the applicant, appeared requesting approval to utilize the vacant property adjacent to their premises for the sale of new and used construction equipment. Such sales will not be retail but rather wholesale in nature and will be conducted by J&J Specialized tenant, Salt River Equipment, LLC. The equipment and machinery will be stored on Lot 3.01 which is located at 530 Route 46, Totowa, NJ.

Vice Chairman Coiro read a letter of intent into the record. The anticipated hours of operation will be Monday through Saturday from 7:30 a.m. to 5:00 p.m. The Applicant requires design waiver relief from Section 415-104 of the Totowa Borough Code related to outside storage of equipment.

Mr. Jensen Hamilton, principal of Salt River Equipment, LLC testified that he will sell small construction equipment. His office will be located in the building on the adjoining parcel. Any equipment will be displayed a minimum of 40 feet from the property line and all vehicles will be stored within the proposed building envelope. In addition, he stipulated that there will be a maximum of 10-15 pieces of equipment on-site at any time. The Applicant seeks to place a small freestanding sign on Lot 3.01. The sign is 15 square feet and will not exceed 6 feet in height.

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

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

NO PUBLIC TO BE HEARD

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

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

The Board finds that design waiver relief for the outdoor storage of construction equipment on a lot with frontage along Route 46 adjacent to the Riverview Drive overpass can be granted because the literal enforcement of the Ordinance will exact undue hardship upon the Applicant because of peculiar conditions pertaining to the land in question. This site was acquired from the State of New Jersey and there is a deed restriction which prohibits direct access to Route 46. Also, the overpass obstructs visibility to the site for vehicles traveling along Route 46 in a westerly direction.

A motion was offered by Commissioner Campilango and seconded by Commissioner Murphy to approve the minor 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 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.
2. A design waiver is granted for the outdoor storage of construction equipment on a lot with frontage along Route 46 adjacent to the Riverview Drive overpass
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.

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

ITEM #4

United Food Brands
55 Shepherds Lane

Block 11 - Lot 7.01

Minor Site Plan
Certificate of Occupancy/*Outside Storage*

Mr. Anthony Fiorello, attorney for the applicant, Mr. Jose Badia, applicant and Mr. Thomas O'Brien appeared requesting approval for the occupancy of approximately 46,000 sq ft. of space for a wholesale food products distributor in the tri-state area. Mr. Fiorello further indicated that United Food Brands receives shipments of wholesale packaged food products during the day, stores and warehouses the products, and thereafter assembles and loads the product onto the delivery truck for delivery throughout the tri state area.

Vice Chairman Coiro read a letter of intent into the record. The anticipated hours of operation are from 8:00am to 6:00 pm. During those hours employees assemble orders and preload delivery trucks. Because of the need to deliver the food stocks expeditiously and timely, the trucks depart the premises approximately 5:00am.

There are normally eight trucks departing the premises under its present business plan and depending on their route could return no later than 8:00pm.
There are twenty reserved parking spaces dedicated to United Food Brands employees immediately in front of the premises and parallel to Shepherds Lane with another ten spaces directly in front of the entrance to the business office.

Mr. Fiorello introduced a letter of recommendation dated July 12, 2017 from the Mayor of Secaucus to the Borough of Totowa. Marked into evidence as Exhibit A1

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

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

John Kuikuen – Shepherds Lane – expressed concerns regarding traffic, business start time, parking

Rodney Leone – 105 Crosby Ave – expressed concerns regarding business start time.

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

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

After a discussion, it was determined that the applicant should revisit the business plan to better suit the areas of concern by the adjacent properties and Planning Board Members.

A motion was offered by Commissioner Campilango and seconded by Commissioner Murphy to carry this matter to the Regular Planning Board Meeting of September 14, 2017 at or about 8:00pm.

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Zarek to approve the Planning Board Minutes of June 22, 2017 as prepared.

Six agreed to a roll call vote... 6-0
Commissioner Murphy abstained

RESOLUTIONS:

A motion was offered by Commissioner Campilango and seconded by Commissioner Zarek to approve the resolution for Gold’s Gym - Block 175 - Lot 10 as presented.

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Zarek to approve the resolution for Spirit Halloween - Block 174 - Lot 2 as presented.

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

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

All in favor.....7-0

Respectfully submitted,

Pete Campilango, Secretary