

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

PASSAIC COUNTY
NEW JERSEY



MINUTES – AUGUST 14, 2014

Chairman Hennion called the Planning Board meeting of Thursday, August 14, 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 |
| Mayor Coiro | Vice Chairman Coiro | Commissioner Paese | Mike Cristaldi, PE |
| Richard Brigliadoro, ESQ | | | |

The clerk read the statement of the meeting as follows: The meeting of the Planning Board to be held on the 14th day of August 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

| | | |
|----------------------|------------------|--------------------|
| Accurate Box Company | Block 158- Lot 3 | Minor Site Plan |
| 12 Vreeland Avenue | | Certificate of Use |

Michael Sweeny, Attorney and Ms. Lisa Hirsch – President, appear requesting approval for occupancy of approximately 142,579 sq. ft. of commercial and industrial space. Accurate Box will be finishing production of its corrugated boxes, by folding and gluing them over a conveyor belt, bundling them into cases or on palettes, and then shipping them out to its customers.

Ms. Hirsch testified that the use of this property will be in conjunction with its present business operations based out of its principal manufacturing facility located in the Bunder Hill section of Paterson. A portion of the interior of the structure on the property will be used for warehousing and storage of finished corrugated box products and packaging materials for corrugated boxes. She further testified that the Applicant manufactures corrugated cardboard boxes for entities such as Kellogg's, PepsiCo., Quaker Oats, Frito and Green Mountain Coffee. She testified that for example, the boxes are manufactured by their company and then they are shipped to one of the aforesaid companies who then package the products inside the boxes.

Accurate Box is proposing that it will conduct business at the property up to six days per week, Monday through Saturday running on 2 shifts from 5am-3pm and from 3pm-1am. In addition, it may be necessary on certain occasions to operate under extenuating circumstances 24 hours per day. Ms. Hirsh further indicated that the typical hours of operation will be 7:00a.m.-3:00p.m. and 3:00p.m.-11:00p.m. There will be approximately 50 employees. The total number of parking spaces allocated to Accurate Box for its use is 283. Ms. Hirsh testified that there are an ample number of onsite parking spaces in regard to the proposed use of the property.

There are 12 loading docks onsite. Essentially six loading docks will be for incoming product and materials and six loading docks will be for outgoing products and materials. Ms. Hirsh estimated that there would be

approximately 8-10 or 12 trucks per day coming to the Totowa facility and approximately 10-20 trucks per day leaving the site. All dispatches will be fully coordinated and scheduled in advance solely by Accurate Box to minimize the possibility of any over lapping and to achieve the greatest efficiencies as possible.

In regard to the route that trucks would take, Ms. Hirsh stipulated that coming from the Totowa facility approximately 90% of the product would travel west. As a result, she confirmed that tractor trailers will exit the site and enter Route 80 westbound from Vreeland Avenue. In addition, in regard to the route that trucks will take from Paterson to Totowa, the Applicant stipulated that the route that the trucks will take will be Route 80 westbound to the Union Boulevard exit whereupon the trucks will enter Route 46 westbound, exit at Riverview Drive and proceed along Minnisink Road to Vreeland Avenue and into the site. Ms. Hirsh also confirmed that the doors and windows are closed and sealed at all times because the boxes will handle food products. Thus, she represented that the noise will not exceed state and local standards at the property line.

There is an existing freestanding sign at the front of the property that is perpendicular to Vreeland Avenue, the Applicant is going to change the text to reflect the name of the new business. The lower portion of the sign listing the street address will remain as is.

The meeting was opened up to the public - no members of the public were present.

A motion was offered by Commissioner Campilango and seconded by Commissioner Niland 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.
4. There will be a text change only to the existing freestanding sign.
5. There are 283 onsite parking spaces.
6. Applicant stipulated the noise level will not exceed state & local standards at the property line.
7. Trucks coming to this site from Paterson will take will be Route 80 westbound to Union Blvd. exit where the trucks will enter Route 46 westbound, exit at Riverview Drive and proceed along Minnisink Road to Vreeland Avenue and into the site.
8. The applicant stipulates that no more than two trucks will be parked overnight.
9. The applicant indicated that no trucks would be parked on Vreeland Avenue.

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

ITEM #2

Spiga Restaurant
331 Union Blvd.

Block 92- Lot 11

Minor Site Plan
Certificate of Use

Giuseppe Tramontana appeared requesting approval for occupancy of 3,600 sq. ft. of space for the continued use as a restaurant. He indicated that he intends to open an Italian restaurant at this location. Mr. Tramontana also testified that he is only occupying the first floor.

Chairman Hennion read a letter of intent into the record. The anticipated hours of operation will be Monday through Saturday from 12:00pm to 10:00pm and on Sunday from 11:00am to 8:30pm. The restaurant will employ approximately six employees and provide parking for approximately twelve vehicles.

Mr. Tramontana testified as to the nature of the business. He indicated that all new equipment would be installed. Mr. Tramontana also indicated that he is going to install an awning over the front of the building.

The Board explained to the Applicant that all awnings in the B-2 business district will be of the color hunter green, classic burgundy, or classic navy blue. In addition, the Applicant was advised that awnings are permitted to contain the building number only. In addition, Mr. Tramontana requested permission to paint a mural on the building to the left of the front entrance, which would consist of a crop of wheat as well as the name of the restaurant. The mural shall not exceed 3 feet by 4 feet for a total of twelve square feet in area. There is also an existing free-standing sign and the Applicant is changing the text only on the sign to reflect the name of the new business.

A motion was offered by Commissioner Campilango and seconded by Commissioner Niland 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.
4. The anticipated hours of operation will be Monday through Saturday from 12:00pm to 10:00pm and on Sunday from 11:00am to 8:30pm. There will be six employees.
5. Sign approval is hereby granted to permit the Applicant to install a mural on the exterior sidewall of the building not to exceed 3 feet by 4 feet or a total of twelve square feet; the mural will contain a crop of wheat and the name of the restaurant. The Applicant is also permitted to change the text on the existing free-standing sign to reflect the name of the new business.

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Niland to approve the Planning Board Minutes of August 17, 2014 as presented.

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

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 078203 Villages @ Totowa in the amount of \$160.00
- Invoice 078416 Meeting Attendance (ending 7-2-14) in the amount of \$190.00
- Invoice 078417 440 Rt. 46 East, Blk 173-Lot 41 in the amount of \$560.00
- Invoice 078418 Digital Totowa, LLC, Blk 173-Lot 17 in the amount of \$216.60
- Invoice 078419 Holy Sepulchre, Blk 13-Lot 27 in the amount of \$80.00
- Invoice 078420 SAI, Blk 93-Lots 19, 20 & 21 in the amount of \$160.00

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

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

All in favor.....8-0

Respectfully submitted,

Pete Campilango, Secretary

Patricia Paulson
Planning Board Clerk

Date Approved