

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

PASSAIC COUNTY  
NEW JERSEY



MINUTES – September 10, 2020

Chairman Hennion called the Planning Board meeting of Thursday, September 10, 2020 to order at 8:00 p.m. in the Municipal Building of the Borough of Totowa.

Due to COVID-19 and Executive Orders by Governor Murphy, this Planning Board Meeting is being held virtually via Zoom.

**PRESENT:**

Chairman Hennion	Commissioner Festa	Mayor Coiro	Commission Campilango
Commissioner Niland	Commissioner Sabatino	Councilman D'Angelo	Commissioner Ferraro
Vice Chairman Coiro	Richard Brigliadoro, ESQ	Tom Lemanowicz, PE	

The clerk read the statement of the meeting as follows: The meeting of the Planning Board to be held on the 10th day of September 2020 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***

United Federated 10 Gordon Drive	Block 179 – Lot 2.02 <i>(carried)</i>	Amended Site Plan 1 Story Addition
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Mr. Brigliadoro, Planning Board Attorney indicated that the attorney for the applicant requests that this matter be carried to the regular Planning Board meeting of October 22, 2020 without prejudice. Additional time is needed to prepare their site plan.

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to carry this matter to the regular Planning Board meeting of October 22, 2020 without further notice.

Nine agreed to a roll call vote... 9-0

***ITEM #2***

DjurDjura Bakery & Patisserie 181 Union Blvd	Block 40 – Lot 21	Site Plan Approval Certificate of Use
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Mr. Brigliadoro, Planning Board Attorney informed the Board Members that the application has been withdrawn with no further action needed.

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to remove this item from our agenda at this time.

Nine agreed to a roll call vote... 9-0

**ITEM #3**

Barber Boss, LLC  
87 Union Blvd

Block 11 – Lot 2

Site Plan Approval  
Certificate of Use

Rich Brigliadoro, Planning Board Attorney, indicated that he was informed by our Building Code Office that the landlord has withdrawn his consent for occupancy by the proposed applicant.

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to remove this item from our agenda at this time.

Nine agreed to a roll call vote... 9-0

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to excuse Vice Chairman and Mayor Coiro from the next matter.

All agreed to a roll call vote... 9-0

**ITEM #4**

Anthony Cicero  
417 Totowa Road

Block 93– Lot 4

Site Plan Approval  
Certificate of Use

Mr. Anthony Cicero appeared requesting the approval for occupancy of 650 sq. ft. of office space for his construction company.

Mr. Brigilidoro, Planning Board Attorney read a letter of intent into the record. The anticipated hours of operation will be Monday through Friday from 7:00 a.m. to 5:00 p.m. It is anticipated that there will be three employees on-site. The landlord has provided three parking spaces on-site for the proposed use.

Mr. Cicero testified that the nature of the business is that of a commercial construction company. The office will be used for billing and providing estimates for construction jobs. With respect to signage, there is an existing freestanding sign and the Applicant will install signage in the space provided on the existing sign. The Landlord, Angelo Coiro, confirmed that the Applicant has permission to install a sign in the space provided on the existing freestanding sign.

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa 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 replace the existing text sign with the name of the business.

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to re-admit Vice Chairman and Mayor Coiro to the remainder of the meeting.

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

**ITEM #5**

Regal Commodities  
721 Union Blvd

Block 173 – Lot 1.02

Amended Site Plan  
Addition

Mr. James Veneruso, Attorney, Mr. Sterba, Architect and Mr. Joseph Puzzo, CEO & Owner appeared requesting preliminary and final site plan approval, as with ancillary “c” or bulk variance relief for an addition to the existing building. The warehouse addition will be located on a portion of the site that is already paved and contains impervious surface. The existing building is approximately 77,000 square feet inside and the new addition is approximately 10,400 square feet in size. The new addition is proposed to be strictly for warehouse purposes where finished goods will be stored before being shipped out. Also, the new warehouse addition will be fully sprinklered.

Mr. Apuzzo testified that the Applicant is a private label coffee roaster for both national brands and private brands. Regal Commodities moved to Totowa in 2013. Mr. Apuzzo represented that the Applicant will have more parking than is required by the ordinance. He further represented that although the Applicant is proposing 82 parking spaces, and he has 100 employees, he operates two (2) shifts with no more than 50 employees on-site at any one time. He does not contemplate an increase in the number of employees. Thus, he represented that there is sufficient on-site parking for his business.

Mr. Sterba testified that the site is located in the I-1 Zone and is approximately 5.29 acres in lot area. The Applicant proposes a one-story addition to the north side of the existing building. Mr. Sterba testified that the Applicant seeks to continue the appearance of the building and that the exterior finish will be precast concrete and stucco in order to match the office portion of the building. The proposed addition is for warehouse use only. Mr. Sterba reviewed the Site Plan with the Planning Board. He stated that there are four overhead loading doors in the northwest corner of the building and the Applicant will be adding two more loading doors.

Mr. Sterba also represented that the Applicant would remove the existing trailers and shipping containers, specifically, the four shipping containers which are located on a concrete pad will be removed and will be replaced with a dumpster pad and enclosure.

Mr. Sterba calculated the required number of parking spaces based on one parking space per 200 square feet. He concluded that 43 parking spaces for the office use are required. 82 parking spaces are on-site. The remaining 39 spaces are sufficient for the remaining operations.

Mr. Sterba represented that the Applicant will relocate the existing lighting to the north side of the addition. Mr. Sterba will also submit a lighting plan to the Board Engineer for his review and approval. Mr. Sterba also stipulated that the Applicant will also submit a landscaping plan to the Board Engineer, as well as design calculations for the retaining wall would be provided.

The Applicant requires ancillary “c” or bulk variance relief in regard to the existing side yard on the southerly side of the building. Where a minimum of 30 feet is required and 24.7 feet is both existing and proposed. The Applicant also requires a design waiver for parking space size relative to the width of the parking space where a 10-foot width is required and a 9-foot width is proposed. The Applicant represents that the parking spaces are utilized by employees who are on-site for a long period of time. Thus, there is no continuous turnover of vehicles in parking spaces.

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

All agreed to a roll call vote... 9-0

“No Public” to be heard.

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

All agreed to a roll call vote... 9-0

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa 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 shall comply with all terms and conditions in the Board Engineer’s review report dated September 2, 2020.
2. The applicant shall submit a lighting plan which shall be subject to the review and approval of the Board Engineer.
3. The applicant shall submit a landscaping plan which shall be subject to the review and approval of the Board Engineer.
4. The Applicant shall remove the trailers and shipping containers on-site as a condition of this approval.
5. The Applicant shall install a dumpster pad and enclosure in the area of the site where the shipping containers and trailers are being removed which shall be subject to the review and approval of the Board Engineer.
6. The granting of this application is subject to and conditioned upon the Applicant obtaining plan certification from the Hudson Essex and Passaic Soil Conservation District prior to any site disturbance and prior to being issued building permits.

All agreed to a roll call vote... 9-0

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to approve the Planning Board Minutes of August 13, 2020 as prepared.

Seven agreed on a roll call vote.....7-0  
Commissioner Sabatino and Vice Chairman Coiro abstained

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

All in favor.....9-0

Respectfully submitted,

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Pete Campilango, Secretary

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Patricia Paulson  
Board Clerk

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Date Approved