

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

PASSAIC COUNTY
NEW JERSEY



MINUTES – APRIL 12, 2018

Chairman Hennion called the Planning Board meeting of Thursday, April 12, 2018 to order at 8:00 p.m. in the Municipal Building of the Borough of Totowa.

PRESENT:

Commissioner Ferraro	Councilman D'Angelo	Mayor Coiro	Commissioner Zarek
Vice Chairman Coiro	Chairman Hennion	Commissioner Festa	Commissioner Campilango
Commissioner Paese	Commissioner Pugliese	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 12th day of April 2018 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

Totowa Nails	Block 39 - Lot 8	Minor Site Plan
534 Union Blvd	<i>change of owner</i>	Certificate of Use

Mason Lee, son of Hyeonsook Paek, applicant, appeared requesting approval for change of ownership and the continued operation of an 850 sq. ft. Nail Salon. The applicant indicated that there will be no changes to the operation or the exterior sign.

Chairman Hennion read a letter of intent into the record. The anticipated hours of operation would be Monday thru Friday from 9:30am to 7:30pm and Saturday from 9:00am to 7:00pm.. There will be three employees. There are 23 on-site parking spaces shared in common with other tenants.

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. Applicant will remove window signs that exceed 20 percent (20%) of the window area. The Applicant is only entitled to have window signage up to 20 percent (20%) of the window area.
5. All previously approved conditions will remain in effect.

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

ITEM #2

Young Star Nail Salon
169 Union Blvd

Block 39 - Lot 1
change of owner

Minor Site Plan
Certificate of Use

Ji U Hu appeared requesting approval for change of ownership and the continued operation of a 1,100 sq. ft. Nail Salon known as Store 3A. The applicant indicated that there will be no changes to the operation or the exterior sign.

Chairman Hennion read a letter of intent into the record. The anticipated hours of operation would be Tuesday thru Friday from 9:30am to 7:30pm, Saturday from 9:00am to 6:30pm, and Sunday from 10:00am to 5:30pm. There will be three to four employees.

There was a discussion between the Applicant and the Board in regard to signage in the windows. The Applicant stipulated that it would remove signage from the windows in order to comply with the Ordinance requirements which limits signage in the windows to a maximum of 20 percent (20%) of the window area. In addition, the Applicant stipulated there would be no neon lights in the windows.

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. All previously approved conditions will remain in effect.

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

ITEM #3

Upgrade Printing & Supply, LLC
500 S. Riverview Drive.

Block 178.01 - Lot 1
Carried from 3/22

Minor Site Plan
Certificate of Use

Mr. Juan Peralta appeared requesting approval for 4,658 sq. ft. of space to be used for services of screen printing, embroidery, light welding and fabrication for signage and displays as well as wide format printing for signage and displays.

Chairman Hennion read a letter of intent into the record. The anticipated hours of operation would be Monday thru Friday from 9:00am to 5:00pm. There will be four employees with six parking spaces provided.

Mr. Peralta testified as to the nature of the business - typically works with acrylic and vinyl. The business has been in operation for approximately nine years. They are relocating their offices from 86 Lackawanna Avenue, Woodland Park, New Jersey to the subject property in Totowa, New Jersey. The Applicant also represented that they are making minor repairs including some electrical work, HVAC and light painting. Mr. Peralta characterized the space as being in great condition. and indicated that electrical work will be done for the installation of additional venting that is required.

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. All previously approved conditions will remain in effect.

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

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

All In Favor9-0

ITEM #4

Cestus Realty Development, LLC	Block 177 - Lot 6	Minor Site Plan
97 Lackawanna Ave	<i>Carried from 3/22</i>	Certificate of Use

Mr. Anthony Fiorello, attorney for the applicant, and Mr. Phillip Sgobba appeared requesting occupancy of purchased condominium space of approximately 1,526 sq. ft. of to be used as an office operation for their Realty Development. Company, which is involved in the purchasing, managing, constructing and improving industrial, business and residential property.

Mr. Sgobba testified as to the nature of the business and indicated that there is sufficient on-site parking in the rear of the building. There will be no signage on the exterior of the building, only on the door of the unit. The anticipated hours of operation are Monday through Saturday with business hours from 8:00 a.m. to 5:00 p.m.

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.

Ten agreed on a roll call vote.....10-0

ITEM #3

Cibo Vita Inc.	Block 158 - Lot 3	Minor Site Plan
12 Vreeland Avenue		Certificate of Use

Mr. Anthony Fiorello, attorney for the applicant, Mr. Juan Ortiz, COO and Mr. Celik, President appeared requesting the approval for the occupancy of approximately 371,000 sq. ft. of space for the use of a manufacturing facility which imports packages and distributes high quality conventional and organic nuts, seeds, trail mixes, dry foods, snacks and confectionary items. Cibo Vita is one of the top three suppliers in this industry in the United States.

Mr. Ortiz testified there are 214 employees and 217 on-site parking spaces. The Applicant represented on the record that many of the employees come to work by mass transit or by carpooling. Mr. Ortiz also testified that in regard to quality control measures implemented by the Applicant. Mr. Ortiz testified that the Applicant has certifications to package and distribute certified organic and kosher products at their facility.

Mr. Ortiz further testified that there are approximately 12 tractor trailer bays on-site and that six of the bays will be utilized for delivery of product to be processed and manufactured and the six others will be utilized by trailers that are loaded and ready for delivery to customers. The anticipated hours of operation would be Monday thru Friday from 7:00am to 6:00pm and Saturday from 8:00am to 4:00pm. Signage will replace existing and be no larger.

Mr. Ortiz indicated that the signage will consist of the company logo placed on the existing freestanding sign located at the front of the premises. In addition, there is also a sign proposed for the side of the building. The Applicant stipulated that the signs would conform to the Sign Ordinance of the Borough of Totowa.

Applicant stipulated that it will install a compactor which will enable the refuse to be in a sealed environment on site. In addition, it was represented to the Board that the garbage would be discarded every two to three days. The Applicant and the Board also reviewed conditions from the Resolution of the prior tenant, Accurate Box, at this facility in regard to traffic. The Applicant stipulated that it would accept the conditions in the Accurate Box Resolution including, but not limited to, there being a prohibition about trucks queuing up on the Vreeland Avenue right-of-way to enter the facility. Furthermore, the Applicant stipulated that truck traffic would not proceed along Vreeland Avenue to Riverview Drive, but rather truck traffic would either exit the site and enter Route 80 Westbound off of Vreeland Avenue or proceed directly to Minnisink Road.

Mr. Ortiz indicated that interior walls will be constructed to separate processes. He also indicated that there will be no exterior changes to the building.

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

Ten agreed on a roll call vote.....10-0

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.

Ten agreed on a roll call vote.....10-0

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:

5. 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.
6. 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.
7. There will be no outside storage of equipment or materials.
8. The applicant is in agreement of the prohibition about trucks queuing up on the Vreeland Avenue right-of-way to enter the facility. Also truck traffic shall not proceed along Vreeland Avenue to Riverview Drive, but rather truck traffic shall either exit the site and enter Route 80 Westbound off of Vreeland Avenue or proceed directly to Minnisink Road. Applicant will comply with all municipal, County, State or federal regulations in regard to the idling of trucks on-site.
9. The applicant will obtain the approval of the Totowa Borough Board of Health, if required, or such other County, State, Food and Drug Administration or other Federal Regulatory Agencies having jurisdiction in this matter.
10. All previously approved conditions will remain in effect.

Ten agreed on a roll call vote.....10-0

ORDINANCES:

Planning Board Attorney gave a brief overview of each of the following proposed Ordinances:

- 1) Ordinance NO. 08-2018 Chapter 415 Zoning and Land Use Part 4 Zoning Article XV Establishment of Districts, Section 121 Zoning map and Schedules.

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to approve the Ordinance as presented and recommend that Mayor and Council adopt same.

Ten agreed on a roll call vote.....10-0

- 2) Ordinance NO. 09-2018 Chapter 415 Zoning and Land Use Article XXI Business Districts Section 167 B-2 Local Business District Sub-Paragraph B.

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to approve the Ordinance as presented and recommend that Mayor and Council adopt same.

Ten agreed on a roll call vote.....10-0

Ordinance NO. 10-2018 Chapter 415 Zoning and Land Use Article XIX AHD Adult Housing District Overlay Zone to Create a New Subsection MFR Multi Family Residential Overlay Zone.

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to approve the Ordinance as presented and recommend that Mayor and Council adopt same.

Ten agreed on a roll call vote.....10-0

A motion was offered by Commissioner Campilango and seconded by Commissioner Paese to approve the Planning Board Minutes of March 22, 2018 as prepared.

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

Commissioner Pugliese abstained

RESOLUTIONS:

A motion was offered by Commissioner Campilango and seconded by Commissioner Zarek to approve the resolution Ristorante Benissimo – Block 145-Lot 13 as presented.

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

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to approve the resolution for Ordinance NO. 08-2018 Chapter 415 Zoning and Land Use Part 4 Zoning Article XV Establishment of Districts, Section 121 Zoning map and Schedules as presented.

Ten agreed on a roll call vote.....10-0

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to approve the resolution for Ordinance NO. 09-2018 Chapter 415 Zoning and Land Use Article XXI Business Districts Section 167 B-2 Local Business District Sub-Paragraph B as presented.

Ten agreed on a roll call vote.....10-0

A motion was offered by Commissioner Campilango and seconded by Commissioner Festa to approve the resolution for Ordinance NO. 10-2018 Chapter 415 Zoning and Land Use Article XIX AHD Adult Housing District Overlay Zone to Create a New Subsection MFR Multi Family Residential Overlay Zone as presented.

Ten agreed on a roll call vote.....10-0

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

All in favor.....10-0

Respectfully submitted,

Pete Campilango, Secretary

Patricia Paulson
Board Clerk

Date Approved