

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

PASSAIC COUNTY
NEW JERSEY



MINUTES – AUGUST 8, 2024

Chairman Hanrahan called the Planning Board meeting of Thursday, August 8, 2024, to order at 7:30 p.m. for the Borough of Totowa.

PRESENT:

Chairman Hanrahan	Commissioner Murphy	Commissioner Schell	Commissioner Niland
Commissioner Zarek	Mike Cristaldi, PE	Paul Danner, ESQ	Tom Czerniecki, Planner

The clerk read the statement of the meeting as follows: The meeting of the Planning Board to be held on the 8th day of August 2024 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, posted on the Borough's website and a copy has been on file in the Construction Official's Office. The Planning Board Agenda has also been posted on the entrance doors to the Municipal Building including the entranceway for handicapped individuals.

Flag Salute

ITEM #1

Plush Studio	Block 174 – Lot 14	Minor Site Plan Approval
15 Furler Street		Certificate of Occupancy

Dahnisha Jacobs appeared requesting site plan approval for the occupancy of approximately 100 sq. ft. of space to operate a certified makeup artist services. The business will operate by appointment only. There will be one employee. The anticipated hours of operation will be Sunday and Monday 9:00 a.m. to 8:00 p.m. EST, Tuesday 8:00 a.m. to 11:00 a.m., Friday and Saturday 4:00 p.m. to 8:00 p.m. The Applicant will not be open on Wednesday or Thursday.

The Applicant testified that it will comply with signage requirements and window requirements. The Applicant provided the Board with an image of the sign and will rely on the existing structure for signage. The signage will identify the business as "Plush Studio".

A motion was offered by Commissioner Murphy and seconded by Commissioner Niland to approve the application 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 requires approval of the fire sub-code official, the fire inspector, and the building code inspector.
2. Applicant will supply the Chief of Police with an emergency contact list and will also obtain the approval of the Police Chief pertaining to all alarms and security device.
3. Applicant proposes signage to replace existing sign on the building, no larger.
4. There will be no outside storage of equipment or materials on the premises.

All agreed to a roll call vote... 5-0

ITEM #2

Cibo Vita, Inc.
11 Taft Road

Block 170.02 – Lot 6

Minor Site Plan Approval
Certificate of Use

Mr. Anthony Fiorello, attorney for the applicant, and Duncan Mold, Operations Director appeared requesting approval for the occupancy of approximately 280,000 sq. ft. for the continued business of imports, processes, and packages food such as nuts, snacks, and dried fruits. These foods are inspected and approved by the State of New Jersey and the Federal Food and Drug Administration. The food materials are stored on pallets.

Mr. Duncan Mold provided testimony that they will employ approximately 400 employees over three daily shifts. The hours of operation will be twenty-four hours per day, from Monday through Friday. On Saturday, it will operate from 8:00 a.m. to 2:00 p.m., and on Sunday it will only operate if needed. Mr. Mold also stated that Sunday operations will be “rare”. The Applicant will have parking to accommodate ninety trucks and two-hundred and forty cars. Most employees arrive via rideshare.

Mr. Mold indicated there are fifty-five loading docks. Deliveries to/from the location are scheduled and will be during normal operating hours. The business anticipates having about 10-20 deliveries per day and, at most, 20-30 on any one day. The Applicant will have a monument sign in the front of the location that is eighteen sq. ft and be backlit.

The Applicant will keep all materials inside, and there will be very little interior construction needed but for re-racking. The Applicant will have a trash disposal and open top dumpster that will be cleared two to three times per week. The Applicant will provide a compactor if necessary.

A motion was offered by Commissioner Murphy and seconded by Commissioner Niland to approve the application 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 requires approval of the fire sub-code official, the fire inspector, and the building code inspector.
2. Applicant will supply the Chief of Police with an emergency contact list and will also obtain the approval of the Police Chief pertaining to all alarms and security device.
3. Applicant proposes signage to replace existing sign on the building, no larger.
4. There will be no outside storage of equipment or materials on the premises.

All agreed to a roll call vote... 5-0

ITEM #3

Replay
1 Route 46 West

Block 177 – Lot 2

Minor Site Plan Approval
Certificate of Use

Ms. Taliah Joyner appeared requesting approval for the occupancy of approximately 7,800 sq. ft. to operate a children’s indoor play center. It will serve children up through 12 years old.

Ms. Joyner testified that there will be four birthday party rooms, a front desk area, an office space, and an area to eat. The parties will have about ten children for each party, and the Applicant will require parental supervision. The business will employ up to twenty employees at one time. The anticipated hours of operation will be seven days per week, 9:00 a.m. to 10:00 p.m.

The Applicant testified that it will comply with signage and window requirements. Specifically, the Applicant was advised that no more than 20% of the windows can be covered and that there shall be no neon in the front window(s). The Applicant acknowledged and agreed to comply with these requirements. The Applicant will have one sign on the pylon in the existing space and one on the front façade of the building.

A motion was offered by Commissioner Murphy and seconded by Commissioner Niland to approve the application 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 requires approval of the fire sub-code official, the fire inspector, and the building code inspector.
2. Applicant will supply the Chief of Police with an emergency contact list and will also obtain the approval of the Police Chief pertaining to all alarms and security device.
3. Applicant proposes signage to replace existing sign on the building, no larger.
4. There will be no outside storage of equipment or materials on the premises.
5. The Applicant must obtain all approvals from the County Health Department.
6. The Applicant must obtain maximum occupancy from the Fire Marshall and must comply with it.
7. The Applicant is not permitted to cover by more than 20% of the window space.
8. There will be no neon lights in the front windows.
9. The Applicant is responsible to create a play space that is safe for children to enjoy.

All agreed to a roll call vote... 5-0

ITEM #4

Makeup by Jillyan
15 Furler Street

Block 174 – Lot 14

Minor Site Plan Approval
Certificate of Occupancy

Ms. Jill Scarpa, appeared requesting approval for the occupancy of approximately 100 sq. ft. to provide makeup services. There will be one employee and will be by appointment only.

The Applicant testified as to the nature of the business. The hours of operation will be 8:00a.m. to 6:00p.m., seven days per week. The business will be appointment only. No interior construction/modifications are contemplated inside the unit. The Applicant will not have any chemicals or other products that require specific disposal procedures and/or accommodations.

The Applicant also testified that it will comply with signage requirements and window requirements. The Applicant provided the Board with an image of the sign and will rely on the existing structure for signage. The Applicant agreed that any signage will state “Makeup by Jillyan” and not have a lip-design (as depicted on the signage presented with the application).

A motion was offered by Commissioner Murphy and seconded by Commissioner Niland to approve the application 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 requires approval of the fire sub-code official, the fire inspector, and the building code inspector.
2. Applicant will supply the Chief of Police with an emergency contact list and will also obtain the approval of the Police Chief pertaining to all alarms and security device.
3. Applicant proposes signage will state “Makeup by Jillyan” and not have a lip-design (as depicted on the signage presented with the application).
4. There will be no outside storage of equipment or materials on the premises.

All agreed to a roll call vote... 5-0

ITEM #5

Minnisink Road Urban Renewal, LLC
Data Center

Block 154 – Lot 19.07

1YR Extension Request

The Applicant is requesting a one year extension of its preliminary and final major subdivision approval. The applicant received approval from the Borough of Totowa Planning Board (the “Board”) on July 14, 2022, and memorialized on August 11, 2022, for preliminary and final major subdivision approval, pursuant to the provisions of the Board’s Resolution

The Board considered the factors that weighed in favor of the extensions and factors that weighed against the extensions. These factors lead to the Board ultimately determining that an extension would be appropriate. The initial two-year period of protection has expired, and therefore, the extension will begin on the date of such expiration date, which is August 11, 2024. In granting this one-year extension, the amended expiration date is now August 11, 2025.

A motion was offered by Commissioner Murphy and seconded by Commissioner Niland to approve a one year extension of its preliminary and final major subdivision approval.

All agreed to a roll call vote... 5-0

ITEM #6

Three Crown Development, LLC
Final Major Site Plan

Block 9 – Lots 1 & 3

1YR Extension Request

The Applicant is requesting a second one year extension of its final major site plan approval with ancillary C variance relief and design waiver relief. The Applicant previously requested a one year extension of its final major site plan approval with ancillary C variance relief, which was granted.

Applicant received approval from the Borough of Totowa Planning Board on June 24, 2022, and memorialized on August 12, 2021, for final major site plan approval with ancillary C variance relief and design waiver relief, pursuant to the provisions of the Board’s Resolution

The Board considered the factors that weighed in favor of the extensions and factors that weighed against the extensions. These factors lead to the Board ultimately determining that an extension would be appropriate. The initial two-year period of protection has expired, and therefore, the extension will begin on the date of such expiration date, which is August 12, 2024. In granting this one-year extension, the amended expiration date is now August 12, 2025.

A motion was offered by Commissioner Murphy and seconded by Commissioner Niland to approve a one year extension of its preliminary and final major subdivision approval.

All agreed to a roll call vote... 5-0

MINUTES:

A motion was offered by Commissioner Murphy and seconded by Commissioner Niland to approve the Planning Board Minutes of July 11, 2024 as presented.

Four agreed to a roll call vote... 4-0
Commissioner Schell abstained

RESOLUTIONS:

A motion was offered by Commissioner Murphy and seconded by Commissioner Niland to approve the resolution for 515 Union Center Unit 2 Condominium Assoc. Block 100 – Lot 1.01 as prepared.

Four agreed to a roll call vote... 4-0

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

All in favor.....5-0

Respectfully submitted,

Anthony Murphy, Secretary

Patricia Paulson
Board Clerk

Date Approved