

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

PASSAIC COUNTY
NEW JERSEY



MINUTES – JANUARY 9, 2025

Mayor Coiro called the Planning Board meeting of Thursday, January 9, 2025, to order at 7:30 p.m. for the Borough of Totowa.

PRESENT:

Commissioner Zarek	Vice Chairman Coiro	Chairman Hanrahan	Councilman D'Angelo
Commissioner Festa	Mayor Coiro	Commissioner Coyle	Commissioner Sabatino
Commissioner Murphy	Commissioner Niland	Commissioner Schell	Mike Cristaldi, PE
Paul Danner, ESQ			

The clerk read the statement of the meeting as follows: The meeting of the Planning Board to be held on the 9th day of January 2025 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.

A motion was offered by Commissioner Niland and seconded by Commissioner Zarek to excuse Commissioner Sabatino from the next application.

All in favor.....8-0

ITEM #1

Sycamore Data Center 1000 Cloud Drive	Block 154 – Lot 10.04 <i>(carried from 12/12/24)</i>	Preliminary Site Plan Approval
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Totowa Planning Board Attorney, Paul Danner provided a statement reiterating the purpose for the application of Sycamore Data Center. The application sought to amend the preliminary & final site plan approval for what was described in the application as "Phase 3" and to also amend the preliminary approval only for the contemplated final portion of the project described as the "Full Build-Out".

The Planning Board previously heard testimony on November 14, 2024 and December 12, 2024 concerning the application. Extensive testimony was taken to describe the different phases. Both hearings were open to the public. At the conclusion of the December 12th hearing, the Board, with no objection from the Applicant's counsel, took a vote only on the Phase 3 part of the application and passed with a 5-0 vote.

The remaining issue is the request for preliminary site plan approval for the Full Build-Out. A vote on that aspect of the application was carried from our December 12th meeting until tonight's meeting. Chairman Hanrahan, Councilman D'Angelo, and Commissioner Zarek have listened to the tapes and therefore eligible to vote. The Board has a quorum of eligible voting members for the remaining aspect of the application.

A motion was offered by Commissioner Niland and seconded by Commissioner Zarek to approve the Preliminary Major Site Approval for the “Final Build Out” 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 granting of this application is subject to and conditioned upon the Applicant performing a post-construction noise study following Phase III and submitting a new noise study as part of any future application for final approval with regard to the Full Build Out, all of which must comply with the then-existing applicable standards under the New Jersey State Administrative Code.
2. The granting of this application is subject to and conditioned upon the Applicant performing a post-construction light study following Phase III and submitting a new light study as part of any future application for final approval with regard to the Full Build Out, all of which must comply with the then-existing permissible levels set forth in the related codes, statutes, and ordinances.
3. The granting of this application is subject to and conditioned upon Applicant, when returning to the Board for final approval of the Full Build Out, addressing stormwater and changes to the substation as part of its application.

Six agreed to a roll call vote... 6-2
Commissioner Schell abstained
Vice Chairman Coiro & Chairman Hanrahan voted against

A motion was offered by Commissioner Niland and seconded by Commissioner Zarek to readmit Commissioner Sabatino from the next application.

All in favor.....8-0

ITEM #2

Wise of North Jersey
70 Maltese Drive

Block 154 – Lot 10.04
(carried from 12/12/24)

Minor Site Plan Approval
Certificate of Occupancy

Jason Tuvel, Esq., attorney for the applicant and Mr. Lee To, Branch Manager appeared requesting approval of approximately 61,550 square feet of space to use as a warehouse distribution center of various Wise products; salty snacks, such as potato chips, popcorn, and corn chips, and distributes its products as well as other snack brands that compliment Wise’s branded products.

Mr. To testified that the anticipated hours of operation will be 5:30 a.m. to 3:00 p.m., Monday through Friday. Wise will have at most 20 employees at any one time and have been allocated 26 parking spaces. There are 10 interior loading docks. Wise will receive product via 1-2 tractor trailer deliveries per day, which will generally arrive around 5:30 a.m. The trailers are left on site and unloaded during work hours so there will be no idling trucks. In addition, independent operators and distributors will arrive during work hours (generally in the morning), to have their vehicles, vans, and trucks to be loaded with products at the docks. No interior demolition is contemplated, but the landlord has already erected some interior sheetrock walls for an office area.

Wise does not currently plan to place a sign on the exterior but for one at the door entrance to the leased space. The Applicant testified that if it elects to install another exterior sign, it will comply with signage requirements.

A motion was offered by Commissioner Niland and seconded by Commissioner Zarek 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 requires 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 pertaining to all alarms and security device.
3. The Applicant has proposed signage to be affixed to a directory within the building..
4. There will be no outside storage of equipment or materials on the premises.

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

ITEM #3

LRF3 NJ 1Commerce Way, LLC
1 Commerce Way

Block 166.03 – Lot 13
(carried from 12/12/24)

Amended Site Plan Approval
Certificate of Occupancy

Chairman Hanrahan read a letter from the applicant's attorney requesting that this matter be carried to the regular Planning Board meeting of February 13th at or about 7:30pm.

A motion was offered by Commissioner Niland and seconded by Commissioner Zarek to carry this matter to the regular Planning Board meeting of February 13th at or about 7:30pm. with no further notice.

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

ITEM #4

Fly Deals
540 Route 46 E

Block 172 – Lot 3

Minor Site Plan Approval
Certificate of Occupancy

Chairman Hanrahan read a letter from the Building Code Office informing us that the applicant is no longer going to occupy this location.

Based on the fact that the application submitted was for this specific location a recommendation was made to have this application withdrawn. The applicant must file a new application with all the proper information in order to be placed on a future agenda.

A motion was offered by Commissioner Niland and seconded by Commissioner Zarek to withdraw this application without prejudice.

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

ITEM #5

In Reach
5 Taft Road

Block 170.04 - Lot 1

Minor Site Plan Approval
Certificate of Occupancy

Mr. Thomas Garlick, Esq., attorney for the applicant and William Van Houten, General Manager appeared requesting approval for the occupancy of approximately 33,229 sq. ft of warehouse/distribution space for a "breakroom" solution company offering coffee, pantry, water, vending, and candy supplies to its customers. InReach's products are warehoused and distributed to customers to be offered in the respective offices of the customers.

Mr. Van Houten will have approximately 25 employees, ranging from 18-20 employees on any one day, and has been apportioned 29 parking spaces. There will be an accessory office with approximately 5 employees. The anticipated hours of operation will be 5:00 a.m. to 6:00 p.m., Monday through Friday, and 6:00 a.m. to 12:00 p.m. on Saturday. There will be approximately 4 deliveries per day and will utilize 2 loading docks located at the rear of the building. It has a "no idling" policy. The warehoused products will then be loaded onto 9 vans and 2 box trucks to be delivered to its customers. When not in use, the vans and box trucks will be parked in a corral at the rear of the building. No internal construction is contemplated except for the erection of warehouse racking. The applicant will place a sign on the existing monument and at the door to its leased space.

A motion was offered by Commissioner Niland and seconded by Commissioner Zarek 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 requires 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 pertaining to all alarms and security device.
 - 3. The Applicant has proposed signage to be affixed to a directory within the building.
 - 4. There will be no outside storage of equipment or materials on the premises.
- Nine agreed to a roll call vote... 9-0

ITEM #5

LRF3 NJ- Longpoint
999 Riverview Drive

Block 166.04 - Lot 1
(carry to 1/23/25)

Minor Site Plan Approval
Certificate of Occupancy

Applicant was not present

A motion was offered by Commissioner Niland and seconded by Commissioner Zarek to carry this matter to the regular Planning Board meeting of January 23rd at or about 7:30pm., without further notice.

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

MINUTES:

A motion was offered by Vice Chairman and seconded by Commissioner Niland to approve the Planning Board of December 14, 2023 as presented.

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

Commissioners Zarek, Schell, Hanrahan & Councilman D’Angelo abstained

RESOLUTIONS:

A motion was offered by Commissioner Niland and seconded by Commissioner Sabatino to approve the resolution for Totowa RX, Block 38 – Lot 1.01 as prepared.

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

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

All in favor.....9-0

Respectfully submitted,

Anthony Murphy, Secretary

Patricia Paulson
Board Clerk

Date Approved