

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

PASSAIC COUNTY  
NEW JERSEY



MINUTES – FEBRUARY 26, 2026

Chairman Hanrahan called the Planning Board meeting of Thursday, February 26, 2026, 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 Murphy
Commissioner Niland	Commissioner Sabatino	Mike Cristaldi, PE	Tom Czerniecki, Planner
Danny Sagen, ESQ	Kristen Corrado, ESQ		

The clerk read the statement of the meeting as follows: The meeting of the Planning Board to be held on the 26th day of February 2026 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.

***ITEM #1***

Affordable Housing Law - P.L. 2024, c. 2  
Borough of Totowa Compliance with 4<sup>th</sup> Round Rules

Mrs. Kristen Corrado, ESQ appeared advising Planning Board members that at the February 24, 2026 meeting of the Borough of Totowa Mayor and Council, the Governing Body introduced Ordinance No. 03-2026 entitled "An Ordinance to Amend the Code of the Borough of Totowa, Chapter 415 Entitled "Zoning and Land Use" To Create New Articles to Be Known as "Inclusionary Housing District; 100 Percent Housing District and Adult Housing District". This Ordinance, which is also referred to as the implementing Ordinance, establishes three (3) new affordable housing zones. It was prepared as part of Totowa's compliance with the new Fourth Round affordable housing mandates set forth in the Affordable Housing Law, P.L. 2024, c. 2. More specifically, the zoning changes contained in Ordinance No. 03-2026 are also referenced in Totowa's amended Housing Element and Fair Share Plan ("HEFSP"). The HEFSP was recently approved by Judge Darren Del Sardo, the Designated Mt. Laurel Judge for the Passaic Vicinage, at a hearing held on February 12, 2026. At the February 12<sup>th</sup> hearing, Judge Del Sardo authorized Totowa to proceed with adopting Ordinance 3-2026 as well.

Accordingly at the February 24<sup>th</sup> meeting, the Governing Body referred Ordinance No. 03-2026 to the Planning Board for review by the Commissioners to ensure consistency with Totowa's amended HEFSP and zoning regulations.

Borough Planner Thomas J. Czerniecki thanked the Borough's Affordable Housing planning consultant, Robert Hudak, PMA, PP, AICP, for his work refining the Affordable Housing Plan originally adopted earlier this year in order to move it through the negotiation process. Mr. Czerniecki explained that several revisions were made to the recently adopted plan. First, the affordable housing component associated with St. Joseph's Home for the Elderly, which was previously presented as a conceptual opportunity, has now evolved into a more defined concept.

Second, at the direction of the Court, the plan now breaks out the details for each prior affordable housing round rather than combining them. A more detailed explanation of the changes will be provided during the hearing. Finally, the explanation of the Borough’s vacant land analysis was simplified. Mr. Czerniecki also discussed the broader Fourth Round affordable housing framework, noting that the rules exclude certain urban municipalities, while non-urban communities such as Totowa, which is located in Region 1, must still absorb the region’s overall affordable housing obligation.

After the presentation from our Borough Attorney and Boro Planner, Planning Board Members agreed that the proposed Ordinance is consistent with the Borough’s Master Plan. A motion was made by Commissioner Murphy and seconded by Commissioner Festa to recommend approval of Ordinance 3-2026 to the Mayor and Council.

Seven agreed to a roll call vote... 7-0  
Councilman D’Angelo & Mayor Coiro abstained

**MINUTES:**

A motion was offered by Commissioner Murphy and seconded by Commissioner Festa to approve the regular Planning Board Minutes of January 22, 2026 as presented.

Eight agreed to a roll call vote... 8-0  
Commissioner Sabatino abstained

**RESOLUTIONS:**

A motion was offered by Commissioner Murphy and seconded by Commissioner Festa to approve the resolution for Kessler Rehabilitation Center - Block 100 – Lot 1.01 as prepared.

Eight agreed to a roll call vote... 8-0

A motion was offered by Commissioner Murphy and seconded by Commissioner Festa to approve the resolution for Make-up by Sabrina Lux - Block 174 – Lot 14 as prepared.

Eight agreed to a roll call vote... 8-0

A motion was offered by Commissioner Murphy and seconded by Commissioner Festa to approve the resolution for Spa De La Mar - Block 106 – Lot 1.03 as prepared.

Eight agreed to a roll call vote... 8-0

Planning Board Clerk, Pat Paulson announced our next Planning Board Meeting of March 12<sup>th</sup> will begin at **7:00pm** instead of our regular time of 7:30pm.

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

All in favor.....9-0

Respectfully submitted,

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Anthony Murphy, Secretary

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Patricia Paulson  
Board Clerk

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Date Approved