

# BOROUGH OF TOTOWA PLANNING BOARD

PASSAIC COUNTY  
NEW JERSEY



MINUTES – AUGUST 13, 2026

Vice Chairman Coiro called the Planning Board meeting of Thursday, August 13, 2026, to order at 7:30 p.m. for the Borough of Totowa.

**PRESENT:**

|                    |                     |                     |                       |
|--------------------|---------------------|---------------------|-----------------------|
| Mayor Coiro        | Commissioner Niland | Commissioner Coyle  | Commissioner Zarek    |
| Commissioner Festa | Vice Chairman Coiro | Commissioner Schell | Commissioner Sabatino |
| 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 13th day of August 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**

|                       |                   |                          |
|-----------------------|-------------------|--------------------------|
| Virginia Beauty Salon | Block 43 – Lot 24 | Minor Site Plan Approval |
| 245 Union Blvd.       |                   | Certificate of Occupancy |

Raymond Reddin, Esq. of Reddin Law and Natalie Pallaro, co-owner, appeared requesting approval to operate a beauty salon in the leased space. The Applicant plans to have three hair stations and to utilize the existing hair washing station (from the prior tenant, which was also a beauty salon). The total leased space is approximately 936 square feet.

After being sworn in, Ms. Pallaro testified that interior painting is planned. All services will be by appointment only during the proposed hours of 8:30 a.m. to 6:00 p.m., Monday thru Friday, and 8:00 a.m. to 7:00 p.m. on Saturday, and will be closed on Sunday. The Applicant plans to have two employees, Ms. Pallaro, and her business partner, Virginia. The leased space has four parking spaces on the left side of the building and eight spaces at the rear. There is a dumpster located in the rear as well, which will be utilized by the Applicant to dispose of waste. As for signage, the Applicant plans to replace the sign in the existing façade sign box. After discussion with the Planning Board, Ms. Pallaro stated that the Applicant will use black and white colors on the sign. There was also discussion of an "Open" sign being placed in the window and the Planning Board advised Ms. Pallaro that no neon is permitted. Ms. Pallaro advised that the Applicant will comply with the Borough's restrictions on such signs.

A motion was offered by Commissioner Niland 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 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 devices.
3. There will be no outside storage of equipment or materials.

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

**ITEM #2**

The Salt Haven  
340 Union Blvd.

Block 105 – Lot 10

Minor Site Plan Approval  
Certificate of Occupancy

Raymond Reddin, Esq. of Reddin Law and Danielle Mauriello appeared requesting approval to operate a halo (salt) therapy business in the leased space. The therapy involves inhalation of mineral salt with the use of a halo generator, which benefits the lungs (asthma) and certain skin conditions. The total leased space is approximately 800 square feet.

Ms. Mauriello, who has a daughter who has used halo (salt) therapy, seeks to open a more family-friendly environment for such therapy. Each therapy session generally lasts between 30-45 minutes and requires only that the participant sit in a room with a halo generator. This will require the installation of HVAC dampers and an exhaust system, which, Ms. Mauriello testified, will be handled in connection with the Borough's construction office.

The anticipated hours of operation are by appointment only between the hours of 8:00 a.m. to 6:00 p.m., Monday through Saturday. Ms. Mauriello plans to have 3-4 rooms, which, based on size, can be utilized by one to five people at any one time. The Applicant may also install red light therapy in another room. Ms. Mauriello testified that there is one parking space at the rear and customers will have access to street parking. As for signage, the Applicant plans to replace the sign in the existing façade sign in black and white colors.

A motion was offered by Commissioner Niland and seconded by Commissioner Festa to approve the minor site plan and 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 devices.
3. The applicant will replace the sign in the existing façade sign in black and white colors.
4. There will be no outside storage of equipment or materials.

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

**ITEM #3**

Minisink Urban Renewal LLC  
205-222 Minnisink Road

Block 154 – Lot 19.07

One Year Extension

Planning Board Attorney, Paul Danner indicated that the applicant is requesting by letter an extension to their approvals. The Applicant previously made application to the Planning Board for preliminary and final major site plan approval with "c" variance relief for the property known and designated as Block 154, Lot 19.07 (Proposed Lot 19.10) as shown on the Tax Assessment Map of the Borough of Totowa, which is located at 205-222 Minnisink Road, Totowa, New Jersey. The

Planning Board approved the application on July 14, 2022, which was memorialized on August 11, 2022. The Planning Board subsequently extended the protections afforded to the Applicant for the Approval for two one-year periods from August 11, 2024 to August 11, 2025, and August 11, 2025 to August 11, 2026, respectively.

The Applicant now requests a third and final one year extension of its preliminary and final major site plan approval with “c” variance relief to extend the Approval protections until August 11, 2027.

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

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

*No Public to be heard*

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

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

In considering the extension request, the Planning Board engaged in a balancing test weighing both factors for and against the extension, including the complexity of the Project. *See, e.g., Jordan Developers v. Brigantine Planning Board*, 256 N.J. Super. 676, 679 (App. Div. 1992). After considering all such factors, the Planning Board determined an extension would be appropriate.

A motion was offered by Commissioner Niland and seconded by Commissioner Festa to approve the final extension to August 11, 2027.

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

### **MINUTES:**

A motion was offered by Commissioner Niland and seconded by Commissioner Sabatino to approve the regular Planning Board Minutes of July 16, 2026, as presented.

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

Commissioner Festa abstained

### **RESOLUTIONS:**

A motion was offered by Commissioner Niland and seconded by Commissioner Zarek to approve the resolution for Perla Dental Studio -Block 31 – Lot 1 as prepared.

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

A motion was offered by Commissioner Niland and seconded by Commissioner Zarek to approve the resolution for Woolridge’s Martial Arts, LLC - Block 145 – Lot 7 as prepared.

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

A motion was offered by Commissioner Niland and seconded by Commissioner Zarek to approve the resolution for Method Pilates Studio- Block 100 – Lot 1.01 as prepared.

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

A motion was offered by Commissioner Niland and seconded by Commissioner Zarek to approve the resolution for Worth MD/Dr. Gehan Mahmoud - Block 92 – Lot 1 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 Sabatino to adjourn the meeting.

All in favor.....8-0

Respectfully submitted,

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Anthony Murphy, Secretary

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Patricia Paulson  
Board Clerk

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Date Approved