

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

PASSAIC COUNTY  
NEW JERSEY



MINUTES – MAY 25, 2023

Vice Chairman Coiro called the Planning Board meeting of Thursday, May 25, 2023, to order at 7:30 p.m. for the Borough of Totowa.

**PRESENT:**

Councilman D'Angelo	Commissioner Sabatino	Commissioner Hanrahan	Commissioner Niland
Commissioner Zarek	Vice Chairman Coiro	Commissioner Campilango	Mayor Coiro
Commissioner Murphy	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 25th day of May 2023 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.

Commissioner Campilango motioned to excuse Commissioners Murphy and Hannarah from Item #1. Motion seconded by Commissioner Sabatino.

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

***ITEM #1***

Danner Sagan Law, LLC 169 Union Blvd.	Block 39 – Lot 1 <i>Suite 300 – 2C</i>	Site Plan Approval Certificate of Occupancy
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Daniel T. Sagan, Esq. and Paul S. Danner, Esq. appeared requesting the approval of approximately      sq. ft. of space to operate a full service law office. There will be approximately 3 employees onsite. The Applicant will provide legal services in both New York and New Jersey. .

Mr. Sagan, and Mr. Danner testified as to the nature of the business. The anticipated hours of operation would be Monday through Friday from 8:30 a.m. to 6:00 p.m. with Saturday hours from 9:00 a.m. to 1:00 p.m. The Applicant has been allocated 2 parking spaces on the site.

Regarding signage, the Applicant is permitted to include its name in the directory on the side entrance of the building if permitted by the landlord. The Applicant will also place the name of the Applicant's business on the entrance door to the office sweet. The Applicant did not pursue any additional exterior signage at this time.

A motion was offered by Commissioner Campilango and seconded by Commissioner Sabatino to approve the site plan for occupancy 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 pertaining to all alarms and security devices.
3. There will be no outside storage of equipment or materials on the premises.
4. The Applicant is permitted to include its name in the directory on the side entrance of the building if permitted by the landlord. The Applicant will also place the name of the Applicant's business on the entrance door to the office sweet.

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

Commissioner Campilango motioned to re-admit Commissioners Murphy and Hannarah into the remainder of the meeting. Seconded by Vice Chairman Coiro.

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

**ITEM #2**

Hangry's Sandwich Shop  
401 Union Blvd.

Block 96 – Lot 1  
*Change of owner*

Site Plan Approval  
Certificate of Occupancy

Ms. Michelle Lanzano appeared requesting the approval of approximately 600 sq. ft. of space for the continued operation of a delicatessen and sandwich shop. Ms. Lanzano represented that this is a change of ownership.

Ms. Lanzano testified that the anticipated hours of operation will be Monday through Saturday from 7:00 a.m. to 3:30 p.m. She stated there will be 2 employees. Ms. Lanzano represented that there are 6 parking spaces outside.

Regarding signage, Ms. Lanzano represented that the Applicant would change the text on the existing signage to reflect the name of the new business.

A motion was offered by Vice Chairman Coiro and seconded by Commissioner Sabatino to approve the site plan for occupancy 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 pertaining to all alarms and security devices.
3. There will be no outside storage of equipment or materials on the premises.
4. The Applicant will replace signage to reflect the new name of the business only. The signage shall be no larger than the existing signage. Any signage to be installed in the glass window shall not exceed 20% of the window area.

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

**MINUTES:**

A motion was offered by Commissioner Campilango and seconded by Commissioner Sabatino to approve the Planning Board Minutes of May 11, 2023, as presented.

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

Commissioner Murphy & Mayor Coiro abstained

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

All in favor.....9-0

Respectfully submitted,

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Pete Campilango, Secretary

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Patricia Paulson  
Board Clerk

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Date Approved