

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

PASSAIC COUNTY  
NEW JERSEY



MINUTES – OCTOBER 9, 2025

Chairman Hanrahan called the Planning Board meeting of Thursday, October 9, 2025 to order at 7:30 p.m. for the Borough of Totowa.

**PRESENT:**

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

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

***ITEM #1***

Total Quality Trucking LLC 999 Riverview Drive	Block 166.04 – Lot 1 (Suite 303)	Minor Site Plan Approval Certificate of Occupancy
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Chairman Hanrahan read a letter from the applicant's attorney, William Saracino, requesting the matter be carried to the next regular meeting of October 23<sup>rd</sup> due to a scheduling conflict.

A motion was offered by Commissioner Niland and seconded by Commissioner Murphy to carry this matter without prejudice to the meeting of October 23, 2025 at 7:30pm. Applicant will be contacted of new date.

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

***ITEM #2***

Paw Couture 535 Union Blvd.	Block 147 – Lot 1	Minor Site Plan Approval Certificate of Occupancy
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Ms. Alexis Albino appeared requesting the approval for occupancy of approximately 1,000 square feet to operate a second location for her Dog Grooming service. Ms. Albino currently operates in Little Falls, NJ. Ms. Albino testified that the anticipated hours of operation would be Monday thru Saturday from 10:00am to 7pm, and on Sunday from 9:00am to 2:00pm. There will be three to four employees. The Applicant has been allocated three parking spaces at the rear of the building. No interior construction is planned. The Applicant plans to replace the existing signage, which will be black, white and blue. The Applicant understood and agreed to comply with the requirements.

A motion was offered by Commissioner Niland and seconded by Commissioner Murphy 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. The applicant states proposed signage will be consistent in size to the existing signage, as applicable, and comply with the ordinance requirements.
4. There will be no outside storage of equipment or materials and that any such existing stored equipment and materials.

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

**ITEM #3**

Pink Sugar Med Spa  
205 Route 46

Block 173 – Lot 32.01

Minor Site Plan Approval  
Certificate of Occupancy

Mr. Paul Mandel, attorney for the applicant and Suhad Omran, a licensed makeup artist, appeared requesting the approval for occupancy of approximately 543 square feet to provide micro needling services to the public.

Ms. Omran testified all disposal of microneedles will be handled by a third party. The Applicant will have one employee. Renovations will be limited to interior painting and possibly the installation of a portal sink. The anticipated hours of operation will be Monday through Sunday, 11:00 a.m. to 7:00 p.m., by appointment only. The Applicant testified that no more than one to two parking spaces will be utilized by the business at any one time. The Applicant plans to place signage on the door to the leased space.

A motion was offered by Commissioner Niland and seconded by Commissioner Murphy 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. The applicant states proposed signage will be on the door to the leased space.
4. There will be no outside storage of equipment or materials.

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

**ITEM #4**

Gio's  
535 Union Blvd.

Block 147 – Lot 1

Minor Site Plan Approval  
Certificate of Occupancy

Giovanni Gullace, Jr., appeared requesting the approval for occupancy of approximately 1,300 square feet of space to offer specialty sandwiches and Paninis to the public. The Applicant will have two employees. The anticipated hours of operation will be 11:00 a.m. to 10:00 p.m., Tuesday through Saturday.

The Applicant plans to install a kitchen with a grill but no fryer. As per the Applicant, all required commercial hood and fire suppression system(s) will be installed. The Applicant will rely on street parking and use the existing dumpster at the location. The Applicant testified that the proposed signage will be black, white, and burgundy.

Antonia Pepitone, the Applicant’s mother, also provided testimony as to the proposed signage. The Applicant proposes a sign on the existing pylon and a façade sign. The Board explained to the Applicant about the ordinance restrictions on color and size, and the Applicant agreed to comply with them.

A motion was offered by Commissioner Niland and seconded by Commissioner Murphy 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. The Applicant proposes a sign on the existing pylon and a façade sign and comply with the ordinance requirements.
4. There will be no outside storage of equipment or materials.

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

**MINUTES:**

A motion was offered by Commissioner Murphy and seconded by Commissioner Niland to approve the Planning Board regular Meeting Minutes of September 25, 2025 as presented.

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

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

All in favor.....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