

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

PASSAIC COUNTY
NEW JERSEY



MINUTES – APRIL 23, 2026

Chairman Hanrahan called the Planning Board meeting of Thursday, April 23, 2026, to order at 7:30 p.m. for the Borough of Totowa.

PRESENT:

Councilman D'Angelo	Mayor Coiro	Chairman Hanrahan	Commissioner Coyle
Commissioner Zarek	Commissioner Niland	Commissioner Sabatino	Commissioner Festa
Mike Cristaldi, PE	Danny Sagan, ESQ		

The clerk read the statement of the meeting as follows: The meeting of the Planning Board to be held on the 23rd day of April 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

Rachid Realty Group 265 Route 46West	Block 174 – Lot 7 <i>(carried from 4/9)</i>	Minor Site Plan Approval Certificate of Occupancy
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Mr. Mohammad Rashid, the owner appeared requesting approval for occupancy of approximately 1,685 sq. ft. of space to operate a real estate development company, using the space for offices. The Applicant will manage portfolio properties throughout New Jersey. The total leased space is located on the second floor of the building.

The applicant testified that he will not make any alterations inside the building. There are expected to be up to two employees in the leased space. The anticipated hours of operation will be 9:00 a.m. to 5:00 p.m., Monday through Friday. The Applicant testified that there will be one hundred and twenty-six shared parking spaces. The Applicant plans to have a sign with Applicant's name on the second-floor entrance door.

A motion was offered by Commissioner Festa and seconded by Commissioner Niland 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 does not plan to have any signage on the exterior of the building but plans to place an appropriate size sign on the door.
4. There will be no outside storage of equipment or materials.

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

ITEM #2

Tastes Like Home
294 Union Blvd.

Block 106 – Lot 6

Minor Site Plan Approval
Certificate of Occupancy

Raymond Reddin, Esq. and Brianna Martucci, the owner, appeared requesting approval for occupancy of approximately 800 sq. ft. of space for a small deli offering fresh sandwiches and salads. It will be mostly take-out service with limited dine-in.

Ms. Martucci testified there are expected to be up to two employees in the leased space. The anticipated hours of operation will be 7:00 a.m. to 7:00 p.m., seven days per week. The Applicant also testified that there will be two parking spaces and street parking. The Applicant plans to have a sign with Applicant's business name that will comply with the signage requirements. The sign color will be hunter green. The garbage system will be the same as the previous occupant. There will also be two outdoor tables, with two seats in total.

A motion was offered by Commissioner Festa and seconded by Commissioner Niland 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. There will be no outside storage of equipment or materials except for the two tables and seats
- Eight agreed to a roll call vote... 8-0

ITEM #3

DUO Design & Décor, LLC
504 Union Blvd.

Block 101 – Lot 14.01
Suite 1

Minor Site Plan Approval
Certificate of Occupancy

Timothy Kane., Esq. and Serenay Genc, the owner appeared requesting approval for occupancy of approximately 1,300 sq. ft. to operate a cabinet and countertop showroom for the public. No merchandise will be sold in the store. Instead, it can be ordered and purchased from this planned location and will be shipped directly from the manufacturer to the customer. There will be no manufacturing, no inventory, no storage, and no deliveries performed by the Applicant. There are expected to be up to two employees in the leased space. The business will be appointment-based with anticipated hours of operation being 9:00 a.m. to 5:00 p.m., Monday through Friday, and 10:00 a.m. to 4:00 p.m. on Saturdays. The Applicant testified that there will be four parking spaces as well as street parking. The Applicant plans to have a sign with Applicant's business name that will comply with the signage requirements. The sign color will be black and white. The Applicant confirmed that it will be very conscious of the residential tenants who occupy the building on the second floor.

A motion was offered by Commissioner Festa and seconded by Commissioner Niland 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. There will be no outside storage of equipment or materials.

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 April 9, 2026, as presented.

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

Chairman Hanrahan, Commissioners Zarek and Festa abstained

RESOLUTIONS:

A motion was offered by Commissioner Murphy and seconded by Commissioner Niland to approve the resolution for Pilatte Studio & Coffee Bar - Block 145 – Lot 7 as prepared.

Six agreed to a roll call vote... 6-0

A motion was offered by Commissioner Murphy and seconded by Commissioner Niland to approve the resolution for Ephesus LLC (dba Family Plate) - Block 94 – Lot 9 as prepared.

Six agreed to a roll call vote... 6-0

A motion was offered by Commissioner Murphy and seconded by Commissioner Niland to approve the resolution for You Grow Gal Floral & Event Design - Block 10 – Lot 3 as prepared.

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

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

All in favor.....8-0

Respectfully submitted,

Anthony Murphy, Secretary

Patricia Paulson
Board Clerk

Date Approved