

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

PASSAIC COUNTY  
NEW JERSEY



MINUTES – MARCH 12, 2026

Chairman Hanrahan called the Planning Board meeting of Thursday, March 12, 2026, to order at 7:00 p.m. for the Borough of Totowa.

**PRESENT:**

Commissioner Zarek	Chairman Hanrahan	Councilman D'Angelo	Mayor Coiro
Commissioner Coyle	Commissioner Murphy	Commissioner Niland	Commissioner Sabatino
Mike Cristaldi, PE	Tom Czerniecki, Planner	Danny Sagen, ESQ	

The clerk read the statement of the meeting as follows: The meeting of the Planning Board to be held on the 12th day of March 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***

Review and adoption of Amended Housing Element Fair Share Plan

Mr. Robert A. Hudak, MPA, PP, AICP, presented a 2025 Fourth Round Amended Housing Plan titled "Housing Element and Fair Share Plan, Totowa Borough, Passaic County, New Jersey". Mr. Hudak discussed the plan as well as Totowa's commitment to the plan. He explained that the Borough has a variety of affordable housing developments that meet a portion of the new construction obligation with the remaining obligation addressed via a durational adjustment. He further stated that Totowa is committed to fulfilling its affordable housing obligation, and therefore it will continue to evaluate alternative types of affordable housing creation as such opportunities become available. Mr. Hudak also explained that Totowa will comply with the applicable COAH rules regarding durational adjustments to satisfy the remaining third round obligation, and that the need to seek a durational adjustment is consistent with the environmental sensitivity of the lands in Totowa.

After hearing the presentation and discussion among the Planning Board and Mr. Hudak, a motion was offered by Commissioner Murphy and seconded by Commissioner Niland 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 Murphy and seconded by Commissioner Niland to close the public portion of the meeting.

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

A motion was offered by Commissioner Murphy and seconded by Commissioner Niland to adopt the resolution for Amended Housing Element Fair Share Plan as prepared.

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

**ITEM #2**

Golden Years Homecare Agency, LLC Block 39, Lot 1  
169 Union Blvd.

Minor Site Plan Approval  
Certificate of Occupancy

Raymond Reddin, Esq. and Maribel Reyes, a registered nurse, appeared requesting approval for occupancy of approximately 1,350 square feet to serve as an Administrative Office, and later, once the necessary certificates are obtained, a training office as well. The Applicant's business focuses on sending certified caregivers to its customers who need care. The customers will not be arriving at the office, but rather the caregivers travel to the customers' homes.

Ms. Reyes testified that no interior renovations are planned for the space other than the addition of relevant furniture. There are expected to be two employees at the office, and once training occurs, maybe as many as five employees. 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 shared parking spaces. The Applicant does not plan to have any signage on the exterior of the building but plans to place a size-appropriate sign on the door.

A motion was offered by Commissioner Murphy and seconded by Commissioner Niland 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 does not plan to have any signage on the exterior of the building but plans to place a size-appropriate sign on the door.
4. There will be no outside storage of equipment or materials.
5. The Applicant will maintain all required license(s) to provide the described services to the public.

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

**ITEM #3**

Commerce Park Venture, LLC  
611 Union Blvd.

Block 145, Lot 6

Amended Site Plan Approval  
Exterior

Raymond Reddin, Esq. and Mr. Benjamin Horten of Horten Architecture & Design appeared requesting the approval for an amended site plan for exterior changes only shown on renderings provided. No variances are required

Mr. Horten provided testimony relating to the work being performed. Specifically, the Applicant seeks to improve the exterior with new paint, new stucco, and replacement of the existing windows. Mr. Horton also provided testimony to the Planning Board explaining that the purpose of the project is to attract a new tenant. The Applicant plans to add some larger windows, clean the shrubbery, provide fresh paint, and new finishes to the building. The Applicant is not changing any height to the building and emphasized that this is solely to improve the aesthetic of the property and building.

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

A motion was offered by Commissioner Murphy and seconded by Commissioner Niland 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. Applicant shall comply with any terms and conditions set forth in either the Borough Board Engineer, Michael Cristaldi's report, from Alaimo Engineering or testimony regarding this application.
4. There will be no changes to the height of the building.
5. All internal construction by Applicant will be submitted by and through the normal building process for the Borough of Totowa.

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

**MINUTES:**

A motion was offered by Commissioner Murphy and seconded by Commissioner Niland to approve the regular Planning Board Minutes of February 26, 2026 as presented.

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

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

All in favor.....8-0

Respectfully submitted,

\_\_\_\_\_  
Anthony Murphy, Secretary

\_\_\_\_\_  
Patricia Paulson  
Board Clerk

\_\_\_\_\_  
Date Approved