BOROUGH OF TOTOWA
PLANNING BOARD

PASSAIC COUNTY
NEW JERSEY

MINUTES – JULY 16, 2026

Chairman Hanrahan called the Planning Board meeting of Thursday, July 16, 2026, to order at 7:30 p.m. for the Borough of Totowa.

PRESENT:

Mayor Coiro	Commissioner Niland	Commissioner Coyle	Commissioner Zarek
Commissioner Sabatino	Vice Chairman Coiro	Chairman Hanrahan	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 16th day of July 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

Method Pilates Studio	Block 100 – Lot 1.01	Minor Site Plan Approval
517 Union Blvd.		Certificate of Occupancy

Mr. Raymond Reddin, ESQ. and Rammey Arsheed, licensed chiropractor, appeared requesting approval to operate a Pilate's studio and wellness center serving juice, smoothies, and coffee, to the public. The total leased space is approximately 2,100 square feet.

Mr. Arsheed testified that the Applicant will offer both reformer and mat. The proposed hours of operation will be 5:00 a.m. to 8:00 p.m., Monday through Sunday. The Applicant will have no more than three or four employees at any one time, with an employee leading each class and another employee working at the front desk. Each class will generally have no more than ten participants. There is a total of 175 shared parking spaces. The Applicant proposes to place a sign on the façade above the door in black and white colors. The proposed sign would be thirty-five square feet, where only fifteen square feet is permitted. The Applicant testified that the larger sign is necessary to identify the business, which is set back from the road, and to remain consistent with the other businesses in the same storefront complex.

The Planning Board acknowledged the design relief provided to the other businesses in the same complex, who each are permitted to have façade signage ranging from 36' to 38' square feet. There was discussion of a sign at the rear of the leased space, but the Applicant withdrew that request.

A motion was offered by Vice Chairman Coiro 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 proposed sign would be thirty-five square feet and be consistent with the other businesses in the same storefront complex.
4. There will be no outside storage of equipment or materials.

Seven agreed to a roll call vote… 7-0

ITEM #2

Woolridge's Martial Arts, LLC	Block 145 – Lot 7	Minor Site Plan Approval
601-605 Union Blvd.	(Unit C1)	Certificate of Occupancy

Mr. William Saracino, Esq. and Darren Woolridge, the owner of Woolridge's, appeared requesting to relocate his existing martial arts business from another location in Totowa to this new space. The total leased space is approximately 2,345 square feet.

Mr. Woolridge testified he will personally direct the martial arts classes, and the proposed hours of operation are Monday through Friday, 4:00 p.m. to 11:00 p.m., and Saturday and Sunday, 11:00 a.m. to 8:00 p.m. There are forty-four shared parking spaces. The leased space will undergo minor alterations (paint and new floor mats). The Applicant proposes to simply replace the existing signage for the leased space and agreed to comply with the Borough's color requirements. The Applicant also agreed that any window coverage will not exceed twenty percent.

A motion was offered by Vice Chairman Coiro 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 existing signage on the façade will be changed to reflect the new tenant but remain the same size.
4. There will be no outside storage of equipment or materials.

Seven agreed to a roll call vote… 7-0

ITEM #3

Perla Dental Studio	Block 31 – Lot 3	Minor Site Plan Approval
224 Union Blvd.	(Change of ownership)	Certificate of Occupancy

Mr. Amen Mukhlis appeared requesting approval for continued occupancy. Mr. Mukhlis is the new owner of an existing dental business at the location. The proposed hours of operation are Monday through Friday, 9:00 a.m. to 6:00 p.m., and Saturday, 9:00 a.m. to 6:00 p.m. The total leased space is approximately 1,000 square feet and no more than three employees are anticipated. There are four shared parking spaces. The Applicant proposes to simply replace the existing signage for the leased space and agreed to comply with the Borough's color requirements.

A motion was offered by Vice Chairman Coiro 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 proposes to simply replace the existing signage for the leased space and agreed to comply with the Borough's color requirements.
4. There will be no outside storage of equipment or materials.

Seven agreed to a roll call vote… 7-0

ITEM #4

Worth MD/Dr. Gehan Mahmoud	Block 92 – Lot 01	Minor Site Plan Approval
335 Union Blvd.		Certificate of Occupancy

Dr. Gehan Mahmoud, owner, appeared requesting approval to open and operate a longevity clinic at the location. The proposed hours of operation are Monday through Saturday, 9:00 a.m. to 6:00 p.m. There will be three employees at any one time. The Applicant will occupy the entire first floor and have four dedicated parking spaces. No labs will be conducted on site, and all medical waste will be picked up and disposed of by a third-party collection service. The Applicant will prescribe GLP-One products, peptides, and perform other related services by way of monthly membership(s). The Applicant proposes to replace the existing façade awning sign and agreed to work with the Borough's Construction office to comply with all signage requirements.

A motion was offered by Vice Chairman Coiro 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 existing signage on the façade will be changed to reflect the new tenant but remain the same size.
4. There will be no outside storage of equipment or materials.
5. The applicant will not dispose of any medical waste in the Borough's garbage collection system.

Seven agreed to a roll call vote… 7-0

MINUTES:

A motion was offered by Commissioner Niland and seconded by Commissioner Coyle to approve the regular Planning Board Minutes of June 25, 2026, as presented.

Three agreed to a roll call vote… 3-0
Commissioners Zarek, Sabatino, Vice Chairman Coiro,
and Chairman Hanrahan abstained

RESOLUTIONS:
A motion was offered by Commissioner Niland and seconded by Commissioner Coyle to approve the resolution for Little Hands Play Cafe -Block 39 – Lot 1 as prepared.

Three agreed to a roll call vote… 3-0

A motion was offered by Commissioner Niland and seconded by Commissioner Coyle to approve the resolution for Heritage Pool Supply - Block 145.01 – Lot 2 as prepared.

Three agreed to a roll call vote… 3-0

A motion was offered by Commissioner Niland and seconded by Commissioner Coyle to approve the resolution for Hangry's Sandwich Shop - Block 96 – Lot 13as prepared.

Three agreed to a roll call vote… 3-0

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

All in favor………7-0

Respectfully submitted,

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Anthony Murphy, Secretary

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Patricia Paulson
Board Clerk

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Date Approved