

BOROUGH OF TOTOWA PLANNING BOARD

PASSAIC COUNTY
NEW JERSEY



MINUTES – SEPTEMBER 25, 2025

Vice Chairman Coiro called the Planning Board meeting of Thursday, September 25, 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	Commissioner Coyle	Vice Chairman Coiro	Commissioner Schell
Mayor Coiro	Danny Sagan, 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 September 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	Block 166.04 – Lot 1	Minor Site Plan Approval
999 Riverview Drive	(Suite 303)	Certificate of Occupancy

Applicant was not present.

A motion was offered by Commissioner Murphy and seconded by Commissioner Niland to carry this matter without prejudice to the meeting of October 9, 2025 at 7:30pm. Applicant will be contacted of new date.

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 11, 2025 as presented.

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

Commissioner Schell & Mayor Coiro abstained

RESOLUTIONS:

A motion was offered by Commissioner Murphy and seconded by Commissioner Niland to approve the resolution for Three Crown Development, LLC, Block 9 – Lots 3 as prepared.

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

A motion was offered by Commissioner Murphy and seconded by Commissioner Niland to approve the resolution for Boot Barn, Inc., Block 170 – Lot 3as prepared.

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

A motion was offered by Commissioner Murphy and seconded by Commissioner Niland to approve the resolution for BMD Totowa LLC (Dunkin Donuts) Block 174 – Lot 3 as prepared.

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

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,

Anthony Murphy, Secretary

Patricia Paulson
Board Clerk

Date Approved