BOROUGH OF TOTOWA

PASSAIC COUNTY, NEW JERSEY

BOARD OF
ADJUSTMENT

MUNICIPAL BUILDING
537 TOTOWA ROAD
TOTOWA, NJ 07512

Phone (973) 956-7929

BOARD OF ADJUSTMENT
MINUTES OF SEPTEMBER 9, 2026

The September 9, 2026, regular meeting of the Borough of Totowa Board of Adjustment was held at the Municipal Building. Attorney DeDio called the meeting to order at 7:05 P.M.; followed by the Flag Salute.

Attorney DeDio read the Open Public Meeting Act.

Present: Chairman Fierro, Commissioners Mancini, Nash, Alesandrelli, Alternate Galante, & Attorney DeDio, Planner Czerniecki. Absent: Vice Chairman Krautheim, Commissioners Patten & Carr, & Engineer Cristaldi.

A motion to accept the minutes of the August 12, 2026, meeting was made by Commissioner Nash and seconded by Commissioner Mancini. On a roll call vote all Commissioners present voted in the affirmative.

1st Case: TFJ 930 Parking LLC, 930 North Riverview Drive, Block 169, Lot 6.

The Applicant requested this to be carried to the October 14, 2026, meeting. Attorney DeDio states the Applicant does not need to renotify or republish.

2nd Case: S & S Cross Grant LLC, 328 & 330 Totowa Road, Block 30, Lots 2 & 3

The Applicant requested this to be carried to the October 14, 2026, meeting. Attorney DeDio states the Applicant does not need to renotify or republish.

3rd Case: 611 Union Investors LLC, 611 Union Blvd, Block 145, Lot 6

Michael Higgins, representing the Applicant was address by Board Attorney DeDio about the lack of Board members. Mr. Higgins would like to proceed with the Application this evening rather than carry to the October meeting.

Roy Pascal, who resides in Hanover, was sworn in by Attorney DeDio. Mr. Pascal is a member of 611 Union Investors, LLC, and owner of the subject property. Mr. Pascal also confirms that he understands the lack of Board member and would like to proceed with the application this evening. Mr. Pascal explains the

application and use. The property will be used as a dry roasting facility, which involves the processing and storage of candies and coated nuts and similar products. Mr. Pascal testifies that operations will include roasting, glazing, candy coating and repackaging finished goods for wholesale distribution. Mr. Pascal explains that food processing is less intrusive than most industrial businesses. Their existing building is located in Clifton, N.J. and is looking forward to being a good community member in Totowa. They are certified organic and are striving to be SQF certified. There will be no changes made to the exterior of the building, just add signage. Mr. Pascal submitted before and after pictured, these will be marked exhibit A-1.

Benjamin Horton, architect, place of business is 312 State Route 10, in Randolph, N.J. Mr. Horton was sworn in by Attorney DeDio and is considered an expert in his field by the Board. Mr. Horton's staff prepared the plans submitted this evening and reviewed them. Architectural drawings, consisting of four sheets, is marked exhibit A-2. The first sheet shows the existing photos of the building. Sheet A1.00 is the site plan and sheet A2.01 is the floor plan. This is a one-story building with a small second floor area. The main area, Noor Foods, will be the manufacturing production area; the front area will be held for an additional tenant. The second floor will be an office for this tenant. Mr. Horton testifies that the building is equipped with a parking area and a loading area. Mr. Horton testifies with regard to the parking calculations warranted under the local ordinance. Calculating the number of parking spaces for the manufacturing business as well as a retail business in the front space, Mr. Horton calculated that 35 parking spaces were required and that 36 parking spaces were being offered under the proposed plans. Supplemental set of Architectural plans, marked A-3, includes the zoning table setting forth the various bulk requirements as well as identifying pre-existing nonconforming uses. Mr. Horton testified with regard to the exterior façade and signage requirements. It was noted that the Borough Planning Board previously approved the new façade. Mr. Horton testifies that pursuant to the local ordinance, one sign is permitted for each business. Since the complex is designed for two businesses, two signs would be permitted under the ordinance. Mr. Horton testified with regard to signage on the front of the building as well as both the left- and right-hand sides of the building. The applicant is seeking a total of 6 signs. Mr. Horton also testified that the hours of operation for the manufacturing business would be Monday through Friday from 7:30 a.m. to 10:00 p.m. There would be periodic deliveries, including box truck deliveries and larger tractor-trailers. Commissioner Mancini asked about the lights on the signage. Mr. Horton testifies they would be internally illuminated. Chairman Fierro asked how many employees will be working during the 7:30 a.m. to 10:00 p.m. Mr. Horton testifies there would be 10 employees. Commissioner Alesandrelli refers to plan A.100, truck traffic is off their property, is there and agreement with the other property owner. Mr. Horton testifies, there is nothing in writing, just a verbal agreement, they both use it and it works. Chairman Fierro asked about smells and toxins that may leave the building during the roasting process. Mr. Horton testifies that Noor Food has a similar operation in Clifton, N.J. the smell is very light and is only experienced when in close proximity to the manufacturing plant. Accordingly, Mr. Horton testified that the manufacturing will not create or cause any odor issues and that the business is an organic-certifies business/clean business utilizing no chemicals.

Abdul Altaf, representative of Noor Foods, was sworn in by Attorney DeDio. Mr. Altaf, resides at 125 Kingsley Ave B, in Clifton, N.J. Mr. Altaf testifies that their similar operation in Clifton, N.J., has not had any issues or complaints from the City or citizens. Planner Czerniecki asked if the nuts were shelled or processed prior to deliver. Mr. Altaf testifies most nuts do not come in shells; sunflower seeds do come in

the shell. Alternate Galante asked about the trucks that come, are they propane. Mr. Altaf testifies they are either gas or battery. Commissioner Alesandrelli asked about the exhaust that comes out of the building, if it could affect someone who has a nut allergy. Mr. Altaf testified that the machinery utilized to manufacture the nut products are all equipped with exhaust systems. He testified that the exhaust system helps to dissipate any smell or odor from the manufacturing process. He also confirmed that Noor Foods uses organic products and no chemicals. Commissioner Mancini asked if they only roast the nuts or do they pack them also. Mr. Altaf testifies that for some companies they package, but most just roast and send back. Planner Czerniecki states the Board can make a condition of approval to acquire any permits from the DEP for environmental issues for nut allergies and Passaic County Health Department. Mr. Altaf testified they will comply. Commissioner Alesandrelli asked about the temperature of the roasting machines. Mr. Altaf testified that it depends on the customer, but it is usually between 300 to 400 degrees.

Professional Planner, Thomas Ricci, was sworn in by Attorney DeDio. Mr. Ricci's place of business of 92 Park Ave in Rutherford, N.J. and is considered an expert in his field by the Board. Mr. Ricci presents arial photos of the site. These plans are marked exhibit A-4, which is dated September 8, 2026. The plans were prepared by Mr. Ricci's office. Mr. Ricci testified that a D1 variance would be required for the applicant to proceed. Mr. Ricci testified that the uniqueness of the property and the low intensity use. Mr. Ricci goes over the negative and positive criteria. He refers to the special reasons this site is suitable for the application, purpose G and purpose J. Relief is needed for signage, based on the proximity of the building to Union Blvd, signage on the front left and front right of the building is necessary for proper identification od the building for safety issues for vehicles proceeding on Union Blvd, which would enable motorists to identify the location of the site.

At this time the meeting is open to the public.

There is no public to be heard. Commissioner Mancini makes a motion to close the public portion and is seconded by Commissioner Nash.

Mr. Higgins summarizes the application.

A motion was made by Commissioner Mancini to approve the application and was seconded by Commissioner Nash. Passed 5 – 0 @ 8:33 P.M.

A motion to adjourn was made by Commissioner Alesandrelli and seconded by Commissioner Mancini @ 8:34 P.M.

Respectfully submitted,
Pam Steinhilber-Daub