

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

PASSAIC COUNTY  
NEW JERSEY



MINUTES – MARCH 28, 2024

Chairman Hanrahan called the Planning Board meeting of Thursday, March 28, 2024, to order at 7:30 p.m. for the Borough of Totowa.

**PRESENT:**

Commissioner Zarek	Chairman Hanrahan	Commissioner Coyle	Commissioner Sabatino
Vice Chairman Coiro	Commissioner Murphy	Commissioner Niland	Commissioner Schell
Mike Cristaldi, PE	Paul Danner, ESQ	Tom Czerniecki, Planner	

The clerk read the statement of the meeting as follows: The meeting of the Planning Board to be held on the 28th day of March 2024 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***

Wingstop 79 Union Blvd	Block 11 – Lot 6.01	Minor Site Plan Approval Certificate of Occupancy
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Ms. Jennifer Berardo, Attorney and Mr. Ankil Patel, District Manager, appeared requesting approval for the occupancy of approximately 1,252 sq. ft. of space to be used as a food establishment featuring Take-Out and Delivery of wings and other food items.

Mr. Patel testified the anticipated hours of operation will be Monday thru Thursday from 11:00am to 11:00pm, and Friday thru Sunday from 11am to 12:00am. There will be fifteen employees covering 2 shifts. Mr. Patel also indicated that four designated parking spaces will be for employees in the rear of the building. There was a discussion regarding dumpsters. The applicant will submit a dumpster location sketch.

After a discussion of the subject property's parking, a motion was offered by Vice Chairman Coiro and seconded by Commissioner Niland to approve the application 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. 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 device.
3. Applicant proposes signage to replace existing sign on the building, no larger..
4. There will be no outside storage of equipment or materials on the premises.

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

**ITEM #2**

Scimunal Pharma Services Inc  
10 Gordon Drive

Block 179 – Lot 2.05  
(Unit 103)

Minor Site Plan Approval  
Certificate of Occupancy

Carl Rizzo, Attorney for the applicant and Alphonso Higuera, PHD appeared requesting approval for the occupancy of approximately 3,800 sq. ft. of space to be used as a Research & Development facility for the Pharmaceutical and Cosmetic Industry.

Alphonso Higuera, PHD testified as to the nature of the business. Applicant’s intended work is consistent with the type of work performed by the prior tenant and that any requisite air handling facilities are already in place at the property. Dr. Higuera testified that all chemicals used in connection with its work will be stored, handled, and disposed of consistent with local, state, and federal regulations. The anticipated hours of operation will be Monday thru Friday from 8am to 6:00pm. There will be two employees.

Mr. Anthony Colasanti, part owner of the building was present to give testimony regarding previous occupancy and property related questions. Applicant, and the property owner, agreed to install a directory sign at the entrance of the building identifying the name of the business and its suite number.

After a discussion of the subject property’s parking, a motion was offered by Vice Chairman Coiro and seconded by Commissioner Niland to approve the application 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. 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 device.
3. Applicant proposes to install a directory sign at the entrance of the building identifying the name of the business and its suite number.
4. There will be no outside storage of equipment or materials on the premises.

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

**MINUTES:**

A motion was offered by Commissioner Niland and seconded by Commissioner Zarek to approve the Planning Board Minutes of March 14, 2024 as presented.

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

**RESOLUTIONS:**

A motion was offered by Commissioner Niland and seconded by Commissioner Zarek to approve the resolution for Dollar Totowa, LLC - Block 11 – Lot 6.01 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 Zarek to adjourn the meeting.

All in favor.....8-0

Respectfully submitted,

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Anthony Murphy, Secretary

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Patricia Paulson  
Board Clerk

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Date Approved