

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

PASSAIC COUNTY  
NEW JERSEY



MINUTES – APRIL 25, 2024

Chairman Hanrahan called the Planning Board meeting of Thursday, April 25, 2024, to order at 7:30 p.m. for the Borough of Totowa.

**PRESENT:**

Commissioner Zarek	Chairman Hanrahan	Commissioner Coyle	Vice Chairman Coiro
Commissioner Festa	Commissioner Niland	Councilman D'Angelo	Mayor Coiro
Mike Cristaldi, PE	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 April 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***

Café 179, LLC 179 Union Blvd	Block 40 – Lot 20	Minor Site Plan Approval Certificate of Occupancy
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Mr. Angel Rivera appeared requesting approval for occupancy of approximately 1,400 sq. ft. of space to operate a up-scale Café which will serve coffee, espresso, cappuccino, and other beverages along with select cookies and pastries. There will be baristas serving the customers their drinks.

Chairman Hanrahan read a letter of intent into the record. There will be 5 employees. The anticipated hours of operation will be seven days per week, from 6:00 a.m. to 10:00 p.m..

Mr. Rivera testified as to the nature of the business. He indicated there will be six tables. Mr. Rivera testified that signage will only be replacement of existing sign boxes and no larger.

After a discussion, a motion was offered by Commissioner Festa 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

**MINUTES:**

A motion was offered by Commissioner Murphy and seconded by Commissioner Zarek to approve the Planning Board Minutes of April 11, 2024 as presented.

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

Vice Chairman Coiro abstained

**RESOLUTIONS:**

A motion was offered by Commissioner Murphy and seconded by Commissioner Sabatino to approve the resolution for Shepherds Lane Commons - Block 11 – Lot 9.01as prepared.

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

There being no other business, a motion was offered by Commissioner Festa 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