

# BOROUGH OF TOTOWA

## PLANNING BOARD

PASSAIC COUNTY  
NEW JERSEY



### MINUTES – JANUARY 8, 2026

Chairman Hanrahan called the Planning Board meeting of Thursday, January 8, 2026, to order at 7:30 p.m. for the Borough of Totowa.

#### **PRESENT:**

Commissioner Zarek	Vice Chairman Coiro	Chairman Hanrahan	Councilman D'Angelo
Commissioner Festa	Mayor Coiro	Commissioner Coyle	Commissioner Sabatino
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 9th day of January 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.

**No applications to be heard on January 8, 2026.**

#### **MINUTES:**

A motion was offered by Commissioner Murphy and seconded by Commissioner Festa to approve the Planning Board Minutes of December 11, 2025 as presented.

Six agreed to a roll call vote... 6-0  
Commissioners Zarek, Murphy, & Mayor Coiro abstained

#### **RESOLUTIONS:**

A motion was offered by Commissioner Festa and seconded by Commissioner Niland to approve the resolution for CMG Photography LLC – Block 174, Lot 12as prepared.

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

A motion was offered by Commissioner Festa and seconded by Commissioner Niland to approve the resolution for LRF3 NJ 1 Commerce Way LLC – Block 166.03, Lot 13 as prepared.

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

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

All in favor.....9-0

Respectfully submitted,

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Anthony Murphy, Secretary

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Patricia Paulson  
Board Clerk

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Date Approved