

BOROUGH OF TOTOWA

PASSAIC COUNTY, NEW JERSEY

BOARD OF
ADJUSTMENT



MUNICIPAL BUILDING
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BOARD OF ADJUSTMENT MINUTES OF APRIL 8, 2026

The April 8, 2026, regular meeting of the Borough of Totowa Board of Adjustment was held at the Municipal Building. Chairman Fierro called the meeting to order at 7:11 P.M.; followed by the Flag Salute.

Attorney DeDio swore in Commissioner Julie Alesandrelli for a 4-year term.

Attorney DeDio read the Open Public Meeting Act.

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

A motion to accept the minutes of the March 11, 2026, meeting was made by Commissioner Mancini and seconded by Commissioner. On a roll call vote all Commissioners present voted in the affirmative.

1st Case: Alshamaly Gold, LLC, 506 Union Blvd, Unit 2, Block 101, Lot 13.01

Applicant representor is Timothy Kane. The initial request from the Board was for a use variance. The Board determined that a previous resolution did grant a variance for commercial and retail use for the property in question, the Board concluded that it did possess ancillary jurisdiction to hear the within application for minor site plan approval and certificate the use approval.

The first witness is Alexis Abuhadba, wife of the owner who both resides in Woodland Park. Ms. Abuhadba was sworn in by Attorney DeDio. Ms. Abuhadba testified that that this application is to operate a jewelry store selling 21K to 24K gold, including belts, rings, necklaces and other forms of jewelry. Her husband has been a jewelry owner for some time, and this location would do 70% online sales and 30% in-store sales. The store would be operated by her husband and his brother, and in-store sales will be by appointment only. The business hours will be limited, and she does not anticipate any excess noise, garbage issues or disturbances to the second-floor tenants in the apartments above. Any customers purchasing in the store will be buzzed into the vestibule and then once the front door closes, they will be buzzed into the showroom area. There will be an office and bathroom towards the back of the unit and a common lobby in the back for all three (3) units to exit to the back parking lot. Ms. Abuhadba testified there should only be three (3) parking spaces needed to operate the business and also states the property

consists of 29 spaces with one or two handicapped spaces. There will be no deliveries of product to the store, and all gold will be picked up in New York City. The hours of operation will be seven days a week from 10:00 A.M. to 7:00 P.M. The Board reviews site plans marked Exhibit A1, that were prepared by Architect, Michael Kuybida. The plans show that the jewelry store will only take up half of the space and entrance will be on the Union Blvd front. The store will consist of a repair room and will be used for small repairs. In the rear of the store will have a small office and the HVAC room along with a bathroom and electric room. If signage is needed, Ms. Abuhadba will comply with the Ordinances. Ms. Abuhadba testified, if the site plan is approved, they will comply with any health and safety standards and/or OSHA requirements due to the fact that the business would be handling various metals in operating the jewelry store in question.

Board Planner Czerniecki asked if there would be any jewelry design on premise. Ms. Abuhadba testified they will only do repairs. Alternate Galante asked if there would be any attire being sold in the store. Ms. Abuhadba testified they will only be selling jewelry. Commissioner Patten asked if they reside in Totowa and will their other business stay open if this gets approved. Ms. Abuhadba testified they reside in Woodland Park, and they will close their existing store if this application gets approved. Commissioner Patten also asked if customers will be entering from the back door. Ms. Abuhadba testified there will be no customers entering from the back door.

Abdul Chaabane, contractor, was sworn in by Attorney DeDio. Mr. Chaabane resides at 222 Mount Pleasant Avenue in Woodland Park. Mr. Chaabane testified regarding the safety measures that will be installed to operate a jewelry store at the location in question. Mr. Chaabane refers to the site plan and points to the vestibule that will consist of tempered glass. He also testifies that the entrance door inside the vestibule and leading into the jewelry store would also consist of tempered glass. There will be a bell or buzzer system to give patron access to the jewelry store to provide safety and security for the jewelry store. Mr. Chaabane testified that the use of tempered glass will not change the exterior of the building or the front door since there is already glass on the door it would just be replaced with tempered glass if application is approved. Mr. Chaabane also testified that the unit will be equipped with various alarms as well as interior and exterior cameras. Mr. Chaabane testified that the unit will be equipped with a safe and the jewelry will be stored there at the end of each night. The safe will be equipped with an alarm coordinated with the Totowa Police Department.

Board Planner Czerniecki asked how long the camera recordings be saved for. Mr. Chaabane testified for three to four months. Commissioner Carr asked do you have to be buzzed in on both doors before entering the showroom. Mr. Chaabane testified you will be buzzed into the outside door into the vestibule and then again from the vestibule door into the showroom. Commissioner Patten stated by code the glass is already tempered and would you put bullet proof glass on the entrance doors. Mr. Chaabane testified that he did not know they were already tempered and they will not be putting bullet proof glass on the doors. Board Attorney DeDio asked what his relation was to the Applicant. Mr. Chaabane testified he is the general contractor.

At this time the meeting is open to the public.

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

A motion to approve the application was made by Commissioner Nash and seconded by Commissioner Carr. Application was denied 5 – 1 @ 7:39 P.M.

RESOLUTION TO Memorialize:

1st Case: Roxanne Urchak, 94 Lincoln Ave, Block 23, Lot 3.

A motion to memorialize was made by Commissioner Patten and seconded by Commissioner Carr.

A motion to adjourn was made by Commissioner Carr and seconded by Commissioner Mancini.

Respectfully submitted,
Pam Steinhilber-Daub