

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

PASSAIC COUNTY
NEW JERSEY



MINUTES – APRIL 10, 2025

Chairman Hanrahan called the Planning Board meeting of Thursday, April 10, 2025, to order at 7:30 p.m. for the Borough of Totowa.

PRESENT:

Chairman Hanrahan	Commissioner Sabatino	Commissioner Coyle	Commissioner Murphy
Commissioner Niland	Councilman D'Angelo	Mayor Coiro	Commissioner Festa
Commissioner Schell	Vice Chairman Coiro	Mike Cristaldi, PE	Paul Danner, ESQ

The clerk read the statement of the meeting as follows: The meeting of the Planning Board to be held on the 10th day of April 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.

ITEM #1

PAL-Pro Builders 40 Vreeland Avenue	Block 158 – Lot 3.01	Minor Site Plan Approval Certificate of Occupancy Outside Storage
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Chairman Hanrahan read a letter dated 4/4/2025 from the applicant's attorney requesting this matter be carried to May 22nd Planning Board meeting without further notice.

A motion was offered by Commissioner Festa and seconded by Commissioner Niland to approve the request for this matter carried to May 22nd Planning Board meeting without further notice to the public.

Nine agreed to a roll call vote... 9-0

ITEM #2

Trace 'n Chase 1 Route 46	Block 177 – Lot 2	Minor Site Plan Approval Certificate of Occupancy
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Christopher J. Macchi, Esq. of Macchi Law Group appeared requesting occupancy approval of approximately 10,192 square feet to operate a high-end sports card and memorabilia retail location associated with several current and former professional athletes. The Applicant currently operates at two other locations – Las Vegas and Paris. Totowa was selected as the third location, in part, given that one of the partners resides in Wayne, New Jersey.

The total leased space will be separated between a retail section and a half-court basketball floor consistent with the theme of the business. Shelving and displays cases will be installed in the retail area. The anticipated hours of operation will be 10:00 a.m. to 6:00 p.m., Monday through Friday, and 12:00 p.m. to 5:00 p.m. on Saturday. The Applicant will have eight employees at any one time. The Applicant has been allocated fifty-seven parking spaces.

There was a discussion with the Board concerning signage. As per the application, the proposed signage is 15' x 14', for a total of 210', which exceeds the 30 square foot limitation in the B-3 Zone. Mr. Macchi advised that the Applicant was not seeking a design waiver at this time and acknowledged that for the purposes of the application, the sign could not exceed 30 sq. ft. and will replace existing signage on the façade and pylon only.

A motion was offered by Commissioner Festa and seconded by Commissioner Niland to approve the minor site plan 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. The 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 devices.
3. The applicant states proposed signage will be consistent in size to the existing signage, as applicable, and comply with the ordinance requirements.
4. There will be no outside storage of equipment or materials on the premises.

Nine agreed to a roll call vote... 9-0

ITEM #3

Moda Eleganza Exclusive
380 Totowa Road

Block 91 – Lot 14

Minor Site Plan Approval
Certificate of Occupancy

Mr. Ibrahim Alddin and Maryam Alshammari appeared requesting approval of approximately 1,100 sq, ft of retail space to operate a women's clothing and dress boutique, which will primarily sell imported goods, including from Turkey, India, and Kuwait. The Applicant plans minor interior changes including spotlights and display areas. The anticipated hours of operation will be 10:00 a.m. to 7:00 p.m., Monday through Friday, and 12:00 p.m. to 5:00 p.m. on Saturday and Sunday. The Applicant will have one to two employees with Ms. Alshammari being the primary business operator and employee. This leased space has street parking only.

There was a discussion with the Board concerning signage. Ms. Alshammari was advised that any signage erected should be consistent in size with the existing signage on the façade. Ms. Alshammari intends to erect a different type of sign but acknowledged that it would not exceed the size of the existing façade sign.

A motion was offered by Commissioner Festa and seconded by Commissioner Niland to approve the minor site plan 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. The 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 devices.
3. The applicant states proposed signage will be consistent in size to the existing signage, as applicable, and comply with the ordinance requirements.
4. There will be no outside storage of equipment or materials on the premises.

Nine agreed to a roll call vote... 9-0

MINUTES:

A motion was offered by Commissioner Murphy and seconded by Commissioner Niland to approve the Planning Board regular Meeting Minutes of March 27, 2025 as presented.

Nine agreed to a roll call vote... 9-0

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

All in favor.....9-0

Respectfully submitted,

Anthony Murphy, Secretary

Patricia Paulson
Board Clerk

Date Approved