

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

PASSAIC COUNTY  
NEW JERSEY



MINUTES – FEBRUARY 22, 2024

Chairman Hanrahan called the Planning Board meeting of Thursday, February 22, 2024, to order at 7:30 p.m. for the Borough of Totowa.

**PRESENT:**

Commissioner Zarek	Chairman Hanrahan	Commissioner Coyle	Commissioner Sabatino
Commissioner Festa	Mayor Coiro	Commissioner Murphy	Commissioner Niland
Commissioner Schell	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 22nd day of February 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**

Totowa Commerce Operating, LLC      Block 166.03 – Lots 13      Approval for Extension  
1 Commerce Way

Chairman Hanrahan read a letter into the record from the applicant's Attorney, Raymond Reddin. The applicant is requesting a one-year extension of final approval pursuant to 40:55D-52, which permits the planning board to extend such period of protection for extensions of one year but not to exceed three extensions. This is the owner's first application for an extension. The planning board may grant the extension, as shall be determined by the planning board to be reasonable taking into consideration (1) the number of dwelling units and nonresidential floor area permissible under final approval, (2) economic conditions and (3) the comprehensiveness of the development.

After a brief discussion of the subject property, a motion was offered by Commissioner Murphy and seconded by Commissioner Festa to grant the one year extension.

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

**MINUTES:**

A motion was offered by Commissioner Murphy and seconded by Commissioner Festa to approve the Planning Board Minutes of January 25, 2024 as presented.

Eight agreed to a roll call vote... 8-0  
Commissioner Sabatino abstained

**RESOLUTIONS:**

A motion was offered by Commissioner Murphy and seconded by Commissioner Festa to approve the resolution for AK522, LLC - Block 11 – Lot 6 as prepared.

Six agreed to a roll call vote... 6-0

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