

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

PASSAIC COUNTY
NEW JERSEY



MINUTES – JANUARY 22, 2026

Chairman Hanrahan called the Planning Board meeting of Thursday, January 22, 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 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 January 2026 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

Kessler Rehabilitation Center 517 Union Blvd.	Block 100- Lot 1.01	Minor Site Plan Approval Certificate of Occupancy
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Mr. Brian Aloia, Esq., with the Aloia Law Firm and Richard Romano, Vice President of Business Development appeared requesting approval for occupancy of approximately 2,142 sq. ft. of space to offer out-patient physical rehabilitation services to the public by licensed physical therapist(s) in accordance with New Jersey regulations.

Mr. Aloia initially presented the application before Mr. Romano was sworn in and testified on behalf of the Applicant. The interior space will have a waiting room/front desk area, gym, two bathrooms, and an office at the rear. There will also be a washer and a dryer. The anticipated hours of operation will be Monday and Wednesday, 7:00 a.m. to 8:00 p.m., Thursday, 2:00 p.m. to 8:00 p.m., and Friday, 7:00 a.m. to 3:00 p.m. It will be closed on Tuesdays, Saturdays, and Sundays. The Applicant testified that it has been assigned five parking spaces, which will be marked/identified as exclusive to the Applicant, located at the front of the leased space. The entire parking lot contains one hundred-seventy shared parking spaces. The Applicant plans to place signage on the front façade with the Kessler logo, colored white and black, and not exceeding 14.92 sq. ft., which is within the size requirement(s).

A motion was offered by Commissioner Murphy and seconded by Commissioner Festa 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.
 5. The Applicant will maintain all required license(s) to provide the described services to the public.
- Nine agreed to a roll call vote... 9-0

ITEM #3

Spa De La Mar
308 Union Blvd.

Block 106- Lot 1.03

Minor Site Plan Approval
Certificate of Occupancy

Mr. Navarro Gray, Esq., with The Gray Law Firm, LLC and Ms. Maria Rodriguez, applicant appeared requesting the approval for the occupancy of approximately 1,800 sq. ft. of space to offer to the public spa services, including facials, makeup, eyebrows, waxing, and lashes. It is an existing business relocating from Passaic, New Jersey.

Mr. Gray initially presented the application. Ms. Rodriguez, a licensed esthetician, testified there will be one to four employees. Renovations will include only painting and no structural changes. The anticipated hours of operation will be Monday through Friday, 9:00 a.m. to 8:00 p.m., and Saturday, 9:00 a.m. to 7:00 p.m. It will be closed on Sundays. The Applicant testified that six parking spaces will be available at the rear of the building. The Applicant plans to place signage on the awning and white lettering on the front door.

A motion was offered by Commissioner Murphy and seconded by Commissioner Festa 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 on the awning and white lettering on the front door which will comply with the ordinance requirements.
 4. There will be no outside storage of equipment or materials.
 5. The Applicant will maintain any/all required license(s) to provide the described services to the public.
- Nine agreed to a roll call vote... 9-0

ITEM #2

Makeup by Sabrina Lux
15 Furler Street

Block 174- Lot 14
(1st Flr. – Suite 104)

Minor Site Plan Approval
Certificate of Occupancy

Ms. Sabrina Lux, a licensed bridal makeup artist, appeared requesting approval for occupancy of approximately 100 sq. ft. to offer makeup services to the public. Ms. Lux will be the only employee. Ms. Lux testified that no interior renovations are planned for the space. The anticipated hours of operation will be 7:00 a.m. to 2:00 p.m., Tuesday through Sunday, by appointment only. The Applicant testified that no more than two parking spaces will be utilized by the business at any one time. The Applicant plans to place signage on the pylon using black and white coloring.

A motion was offered by Commissioner Murphy and seconded by Commissioner Festa 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 plans to place signage on the pylon using black and white coloring and will comply with the sign ordinance requirements.
4. There will be no outside storage of equipment or materials.
Nine 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 Re-Organization Minutes of January 8, 2026 as presented.
Nine agreed to a roll call vote... 9-0

A motion was offered by Commissioner Murphy and seconded by Commissioner Festa to approve the regular Planning Board Minutes of January 8, 2026 as presented.
Nine agreed to a roll call vote... 9-0

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,

Anthony Murphy, Secretary

Patricia Paulson
Board Clerk

Date Approved