

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

PASSAIC COUNTY
NEW JERSEY



MINUTES – APRIL 9, 2026

Vice Chairman Coiro called the Planning Board meeting of Thursday, April 9, 2026, to order at 7:30 p.m. for the Borough of Totowa.

PRESENT:

Councilman D'Angelo	Mayor Coiro	Vice Chairman Coiro	Commissioner Coyle
Commissioner Murphy	Commissioner Niland	Commissioner Sabatino	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 9th day of April 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

Pilatte Studio & Coffee Bar 601 Union Blvd.	Block 145 – Lot 7	Minor Site Plan Approval Certificate of Occupancy
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Raymond Reddin, Esq. and Stephanie Moreno, the owner, appeared requesting approval for occupancy of approximately 2,176 sq. ft. of space to operate a Pilates studio and coffee bar. The total leased space is located on the second floor of the building.

The applicant testified that the studio will offer mat and reformer classes, which are generally 45 minutes in length. It will also have a coffee bar for its customers. The proposed leased space is formally a dance studio and will require only limited renovations, including the installation of a sink in the coffee bar area. The Applicant may also remove one or more non-load bearing walls to create a more open space. There are expected to be up to fifteen employees in total, but generally no more than four at any one time. The anticipated hours of operation will be 5:00 a.m. to 8:00 p.m., Monday through Saturday. The Applicant testified that there will be forty-four shared parking spaces. The Applicant will replace the existing sign on the pylon and does not currently plan to place a sign on the façade of the building. The Applicant expressly agreed that as a condition of approval it would comply with all applicable hours of operation and signage requirements in the zone.

A motion was offered by Commissioner Murphy and seconded by Commissioner Niland to approve the minor site plan and 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 does not plan to have any signage on the exterior of the building but plans to place a size-appropriate sign on the door.
4. There will be no outside storage of equipment or materials.
5. The granting of this application is subject to and conditioned upon the business not opening any earlier than the allowable time in the B-2 Zone.

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

Commissioner James Niland recused himself from consideration of the following application given his personal relationship to the principal of the Applicant

ITEM #2

You Grow Gal Floral & Event Design
785 Totowa Road

Block 10 – Lot 3

Minor Site Plan Approval
Certificate of Occupancy

Raymond Reddin, Esq. and Nicole Niland appeared requesting approval for occupancy of approximately 3,437 sq. ft. of space to offer a full-service floral and event design company specializing in luxury fresh and silk floral arrangements, installations, and curated décor for weddings and special events.

Ms. Niland testified the purpose of the location will include storage of inventory and rentals, and preparation for off-site events. There will be no retail operations on the property and client consultations will be scheduled by appointment only. There is expected to be minimal client traffic with most work occurring off-site. There are expected to be one to three employees and possibly up to five employees at the premises. The anticipated hours of operation will be 9:00 a.m. to 5:00 p.m., Monday through Friday. On weekends, the business will open at 8:00 a.m. and may stay open until 1:00 a.m. solely to allow for the return delivery of the floral arrangements from off-site events that end later in the evening(s). Deliveries to and from the premises will primarily be by cargo van. There will be twelve parking spaces dedicated to the Applicant. The Applicant plans limited internal renovations and may paint the outside of the building. As for signage, the Applicant will replace the existing façade sign with a new sign not more than 3' x 5'.

A motion was offered by Commissioner Murphy and seconded by Commissioner Sabatino to approve the minor site plan and 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 will replace the existing façade sign with a new sign not more than 3' x 5'.
4. There will be no outside storage of equipment or materials.

Seven agreed to a roll call vote... 7-0

Commissioner Niland abstained

ITEM #3

Ephesus LLC (d/b/a Family Plate)
357 Union Blvd.

Block 94 – Lot 9

Minor Site Plan Approval
Certificate of Occupancy

Richa Patel, Esq. appeared on behalf of the Applicant and Fatih Beldagli, owner appeared requesting the approval for occupancy of approximately 900 sq. ft. to operate a delivery-focused Mediterranean food preparation kitchen. The business will prepare meals for online ordering, catering services, and meal subscription distribution. The business will operate under the name, "Family Plate".

Mehmet Ipci appeared for and assisted Mr. Beldagli with English-Turkish translation. There will be no traditional dine-in restaurant or take-out service. There are expected to be two employees. The anticipated hours of operation will be 8:00 a.m. to 6:00 p.m., Monday through Friday, and 9:00 a.m. to 12:00 p.m., Saturday and Sunday. The Applicant testified that there will be shared parking spaces and will have a van for delivery services, which, when necessary, will be parked in a designated space at the rear of the property. The Applicant plans to place a vinyl sign on the window and undertake no structural changes.

A motion was offered by Commissioner Murphy and seconded by Commissioner Niland to approve the minor site plan and 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 will place a vinyl sign on the window.
4. There will be no outside storage of equipment or materials.

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

ITEM #4

Rachid Realty Group
265 Route 46Weat

Block 174 – Lot 7

Minor Site Plan Approval
Certificate of Occupancy

Applicant was not present -

A motion was offered by Commissioner Murphy and seconded by Commissioner Niland to carry this matter to the next regular Planning Board meeting of April 23, 2026 at 7:30 p.m.

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

MINUTES:

A motion was offered by Commissioner Murphy and seconded by Commissioner Niland to approve the regular Planning Board Minutes of March 26, 2026 as presented.

Seven agreed to a roll call vote... 7-0

Vice Chairman Coiro abstained

RESOLUTIONS:

A motion was offered by Commissioner Murphy and seconded by Commissioner Niland to approve the resolution for Totowa Investment Group, LLC - Block 100, Lot 1.01 as prepared.

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

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

All in favor.....8-0

Respectfully submitted,

Anthony Murphy, Secretary

Patricia Paulson
Board Clerk

Date Approved