

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

PASSAIC COUNTY
NEW JERSEY



MINUTES – MARCH 26, 2026

Chairman Hanrahan called the Planning Board meeting of Thursday, March 26, 2026, to order at 7:00 p.m. for the Borough of Totowa.

PRESENT:

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

The clerk read the statement of the meeting as follows: The meeting of the Planning Board to be held on the 26th day of March 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.

Planning Board Attorney, Paul Danner excused himself from Item #1 stating that Attorney Jared Drill will hear the application for the Planning Board.

ITEM #1

Totowa Investment Group, LLC	Block 100, Lot 1.01	Amended Site Plan Approval
517 Union Blvd.		Signage

Brian Aloia, Esq. and Ziad Almaedani, Owner of Silk City Sign and Design appeared requesting approval for an amended preliminary and final site plan approval with bulk variance relief for signage a variance for a Pylon sign set back.

The Applicant now seeks approval to for façade signage for the four commercial tenant spaces on the property, currently occupied by Hungry Bird (proposed 36 square feet), Juhu (proposed 36 feet), Kessler Rehabilitation (proposed 38 square feet), and Family Care Pharmacy (38 square feet), (collectively "Commercial Tenants") and to add a new pylon sign facing Union Blvd., measuring 156" from the ground to the top of the pylon sign (72" high, 33" wide, and 12" depth). The application does not seek to disturb any other portion(s) of the 2021 Resolution, nor any resolution(s) issued with respect to each of the Commercial Tenants, but for coloring of the Hungry Bird sign.

Mr. Aloia presented the application and was aided by the testimony of Mr. Almaedani. There was initial discussion regarding the location of the proposed pylon sign and the unique nature of the property. Notably, the Applicant explained that unlike almost all properties on Union Blvd., the parking lot is located at the front of the property and, in turn, the businesses on the property are set back from the roadway. The Applicant testified that the proposed pylon signage would be located 15 feet from the roadway and approximately 6 feet from the sidewalk.

There was discussion with the Planning Board whether the positioning of the signage, as set forth on the plans and further described by the Applicant, would obscure the line-of-sight for motorists pulling out of the parking lot. The Applicant represented that the pylon signage would not create a visibility issue and later agreed to move the pylon sign back one foot placing it 16 feet from the roadway confirming no concerns related to visibility.

The Applicant further discussed the proposed façade signage for each of the commercial tenants, all of which would have channel letters. The proposed sizes were as follows: Hungry Bird (proposed 36 square feet), Juhu (proposed 36 feet), Kessler Rehabilitation (proposed 38 square feet), and Family Care Pharmacy (38 square feet). As for Hungry Bird, the Applicant acknowledged that it agreed to modify all signage to remove yellow and substitute it with orange.

Mr. Aloia presented the Applicant's request for a bulk variance. He stated that the requested relief was limited to this specific property and that the purposes of the Municipal Land Use Law ("MLUL") would be advanced by such relief. Specifically, the new signage would provide more efficient use of the property and serve the primary role of advertising as well as wayfinding to/from the property. The Applicant stated that the signage could be added without any detriment to the public good and in fact would serve the public because of the set-back nature of the businesses on the property. There was also discussion that the proposed sizes of the pylon sign and façade signs were proportionate to the sign of the building and property.

Following the presentation, the Applicant's counsel represented to the Planning Board that as a condition of approval, if granted, the Applicant would provide a revised sign location plan identifying the specific location of the pylon sign on the property. The Applicant subsequently provided the Planning Board's Attorney with such a plan from MCB.

A motion was offered by Commissioner Murphy and seconded by Commissioner Niland to open the public portion of the meeting.

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

NO PUBLIC TO BE HEARD

A motion was offered by Commissioner Murphy and seconded by Commissioner Niland to close the public portion of the meeting.

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

A motion was offered by Commissioner Murphy and seconded by Commissioner Niland to approve the amended site plan and variance 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. A new pylon sign located no less than 6 feet from the sidewalk, being no higher than 156" from the ground, and measuring no more than 72" high, 33" wide, and 12" depth, may be placed on the property adjacent to Union Blvd.
2. Façade signs for each of the four commercial tenants measuring 36' (Juhu), 36' (Hungry Bird), 38' (Kessler Rehabilitation), and 38' (Family Care Pharmacy), respectively, shall be permitted.
3. Any prior approval and/or request by Hungry Bird for the usage of yellow in its signage is hereby vacated and/or withdrawn, and shall be substituted with orange.
4. No other aspect or element of the 2021 Resolution, are altered, amended, or changed.
5. All construction related to the new signage will be submitted through the normal building process.
6. The granting of this application is subject to and conditioned upon the Applicant providing an updated plan detailing the specific location of the newly proposed pylon sign.

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

ITEM #2

Review of Ordinance to Amend the Code of the Borough of TOTOWA, CHAPTER 415 Entitled “ZONING AND LAND USE”, PART 4, “ZONING”, ARTICLE XV, “ESTABLISHMENT OF DISTRICTS”, SECTION 121, “ZONING MAP AND SCHEDULES”

Mayor Coiro provided an overview of the amendment to the Ordinance identifying Affordable Housing properties located on the Zoning Maps and Schedules.

After a discussion, a motion was offered by Commissioner Murphy and seconded by Commissioner Niland stating the amendment is consistent with the Boro’s Master Plan and recommend approval to the Mayor and Council.

Seven agreed to a roll call vote... 7-0
Councilman D’Angelo & Mayor abstained

MINUTES:

A motion was offered by Commissioner Murphy and seconded by Commissioner Niland to approve the regular Planning Board Minutes of March 12, 2026 as presented.

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

RESOLUTIONS:

A motion was offered by Commissioner Murphy and seconded by Commissioner Niland to approve the resolution for Commerce Park Venture, LLC - Block 145, Lot 6 as prepared.

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

A motion was offered by Commissioner Murphy and seconded by Commissioner Niland to approve the resolution for Golden Years Homecare Agency, LLC - Block 39, Lot 1 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.....9-0

Respectfully submitted,

Anthony Murphy, Secretary

Patricia Paulson
Board Clerk

Date Approved