

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

PASSAIC COUNTY
NEW JERSEY



MINUTES – MAY 14, 2026

Chairman Hanrahan called the Planning Board meeting of Thursday, May 14, 2026, to order at 7:30 p.m. for the Borough of Totowa.

PRESENT:

Councilman D'Angelo	Chairman Hanrahan	Commissioner Coyle	Commissioner Zarek
Commissioner Niland	Commissioner Sabatino	Commissioner Schell	Mike Cristaldi, PE
Danny Sagan, ESQ			

The clerk read the statement of the meeting as follows: The meeting of the Planning Board to be held on the 14th day of May 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

Sandy's Bagel & Coffee Co. 400 Minnisink Road	Block 174 – Lot 4 (Change of Ownership)	Minor Site Plan Approval Certificate of Occupancy
--	--	--

Mr. Gregory Asadurian, Esq. and Dennis Stavrinis, the Applicant's principal appeared requesting approval for the continued occupancy of approximately 1,397 sq. ft. a bagel and coffee shop under the name "Sandy's Bagel & Coffee Co.". The anticipated hours of operation will be 6:00 a.m. to 3:00 p.m., seven days per week.

Mr. Stavrinis testified the interior of the building will have minor changes, *i.e.*, adding a sink, moving another sink over to a coffee station and adding tables and chairs. There will be twenty seats altogether for dine-in customers. There are expected to be approximately two to four employees at any one time. There are eighty-six shared parking spaces. The Applicant will have shared use of a dumpster with other tenants. The existing signage on the façade and pylon will be changed to reflect the new tenant but remain the same size. The Applicant will fully comply with all municipal ordinances.

A motion was offered by Commissioner Niland 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 existing signage on the façade and pylon will be changed to reflect the new tenant but remain the same size.
4. There will be no outside storage of equipment or materials.

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

MINUTES:

A motion was offered by Commissioner Zarek and seconded by Commissioner Niland to approve the regular Planning Board Minutes of April 23, 2026, as presented.

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

RESOLUTIONS:

A motion was offered by Commissioner Niland and seconded by Commissioner Zarek to approve the resolution for Rachid Realty Group, Block 174 – Lot 7 as prepared.

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

A motion was offered by Commissioner Zarek and seconded by Commissioner Niland to approve the resolution for Tastes Like Home, Block 106 – Lot 6 as prepared.

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

A motion was offered by Commissioner Niland and seconded by Commissioner Zarek to approve the resolution for DUO Design & Décor, LLC. Block 101 – Lot 14.01 as prepared.

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

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

All in favor.....7-0

Respectfully submitted,

Anthony Murphy, Secretary

Patricia Paulson
Board Clerk

Date Approved