

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

PASSAIC COUNTY
NEW JERSEY



MINUTES – FEBRUARY 27, 2025

Chairman Hanrahan called the Planning Board meeting of Thursday, February 27, 2025, to order at 7:30 p.m. for the Borough of Totowa.

PRESENT:

Commissioner Zarek	Chairman Hanrahan	Commissioner Sabatino	Commissioner Coyle
Commissioner Murphy	Commissioner Niland	Mayor Coiro	Councilman D'Angelo
Mike Cristaldi, PE	Daniel Sagan, ESQ		

The clerk read the statement of the meeting as follows: The meeting of the Planning Board to be held on the 27th day of February 2025 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

Flowers Baking Co. of Oxford, Inc. 305 Totowa Road	Block 170.03 – Lot 5	Minor Site Plan Approval Certificate of Occupancy
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Thomas S. Garlick, Esq. of Murphy Schiller & Wilkes LLP and Mr. John Kelly, Vice President of Regional Sales of the Metro North Division appeared as an employee of the Applicant requesting the approval for occupancy of approximately 23,576 sq. ft of space to receive freshly packaged baked goods at the leased space and then distribute the goods to other locations.

The anticipated hours of operation will be twenty-four hours per day, seven days per week; however, Wednesday and Sunday will have very limited operations. The Applicant will have four to five on-site full-time employees. The Applicant was allocated fourteen parking spaces.

Mr. Kelly, testified on behalf of the Applicant, stating the Applicant's role is to provide the primarily packaged baked goods to be delivered to nearby supermarkets. There will be no baking on the site. The leased space will serve the Northern New Jersey market. Most deliveries to the location will occur on Monday, Tuesday, Thursday, Friday and Saturday. There will be approximately three to four deliveries per day, with possibly an additional delivery during the summer months. Mr. Kelly also indicated that these deliveries will take place between 3:00 p.m. to 10:00 p.m. and they will be done in an expedited manner. Mr. Kelly explained that drivers and the business will utilize smart technology, which incentivizes drivers to not idle delivery trucks. There will be five loading docks on the South side of the property and the property owner will be adding an additional three locking docks to the West side of the property. The Applicant will install security cameras and the access door to the leased space will be secured with a keypad lock. The Applicant does not currently plan on installing signage, but will place proper markings at or near the access door.

A motion was offered by Commissioner Niland and seconded by Commissioner Murphy 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. If the Applicant chooses to install any signage, the granting of this application is subject to and conditioned upon any proposed signage be consistent in size to the existing signage, and comply with the ordinance requirements.
4. There will be no outside storage of equipment or materials on the premises.

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

ITEM #2

HungryBird, LLC
517 Union Blvd

Block 100 – Lots 1.01

Minor Site Plan Approval
Certificate of Occupancy

Brian J. Aloia, Esq. of Aloia Law Firm LLC and Mr. Aakash Dheri, owner of HungryBird, LLC appeared requesting the approval for occupancy of approximately 2,400 sq. ft of space as a high-end chicken restaurant. It will be an upscale, modern, fast-casual restaurant that will serve numerous types of chicken meals and other options, such as soft serve ice cream.

Mr. Dheri testified the anticipated hours of operation will be 11:00 a.m. to 9:00 p.m., seven days per week. Mr. Dheri testified that food deliveries to the business will occur during normal business hours, primarily between 9:00 a.m. to 11:00 a.m. The Applicant will have seven to nine employees at one time. The Applicant was allocated twenty parking spaces; however, there are one hundred and seventy shared spaces. Mr. Dheri also testified that he anticipates almost one-half of his business to be take-out service by customers. Inside the establishment, there will be twenty tables, and fifty-four seats. The business will install exhaust systems, which will exit through the roof of the building. There will be two to three dumpsters used, and the Applicant will use a contractor to perform regular trash pickups. Mr. Dheri testified that this business is a new concept that he expects to be the first of a franchise, which is why he stressed the importance of his name, sign and brand logo.

A motion was offered by Commissioner Niland and seconded by Commissioner Murphy 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 will be consistent in size to the existing signage and comply with the ordinance requirements, with the lone exception being the color of the sign (yellow)
4. There will be no outside storage of equipment or materials on the premises.

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

ITEM #3

Holu Ventures, LLC
517 Union Blvd

Block 100 – Lot 1.01

Minor Site Plan Approval
Certificate of Occupancy

Brian J. Aloia, Esq. of Aloia Law Firm LLC and Hemali Patel, owner of Holu Ventures, LLC appeared requesting the approval for occupancy of approximately 2,279 sq. ft of space to operate as a modern, upscale cafe. The business will operate under the name “Juhu”. It will offer healthy food options with an “Indian twist”.

Ms. Patel testified the anticipated hours of operation will be 6:30 a.m. to 4:00 p.m., seven days per week. Ms. Patel testified the Applicant will have ten to twelve employees, and, at most, six employees at one time. The Applicant was allocated eighteen parking spaces; however, there are one hundred seventy shared spaces. Ms. Patel testified that she anticipates approximately one-half of the business will be “take-out” by customers. Inside the establishment, there will be twenty tables, fifty-two seats. There will be two to three dumpsters used, and the Applicant will use a contractor to perform regular trash pickups. Ms. Patel testified that although this is a new business, the Applicant plans to scale it and expand with franchises in other locations. For that reason, Applicant has adopted a corporate logo, which it plans to display on the exterior façade of the leased space.

A motion was offered by Commissioner Niland and seconded by Commissioner Murphy 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 will be consistent in size to the existing signage and comply with the ordinance requirements.
4. There will be no outside storage of equipment or materials on the premises.

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

ITEM #4

Family Care Pharmacy
517 Union Blvd

Block 100 – Lots 1.01

Minor Site Plan Approval
Certificate of Occupancy

Brian J. Aloia, Esq. of Aloia Law Firm LLC and Amani Barkawi, owner of Family Care Pharmacy appeared requesting the approval for occupancy of approximately 1,527 sq. ft of space to offer pharmacy services to the public.

Mr. Barkawi testified to the anticipated hours of operation would be 9:00 a.m. to 6:00 p.m., Monday through Friday, and 10:00 a.m. to 3:00 p.m. on Saturdays. The pharmacy will be closed on Sundays. The Applicant will have five employees. The Applicant has been allocated eleven parking spaces of the one-hundred and seventy shared parking spaces. Mr. Barkawi also testified that the business is currently located in Paterson, New Jersey, and he hopes to relocate to Totowa. He stated that all controlled medication will be maintained in a secure space. If the medication must be disposed, he will follow the appropriate procedure which will include documenting the medication to make sure it is properly accounted for. The business also will provide local delivery services. Mr. Barkawi will follow the signage requirements and will work within the Borough’s requested sign colors.

A motion was offered by Commissioner Niland and seconded by Commissioner Murphy 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. All controlled medication will be maintained in a secure space. If the medication has to be disposed, the Applicant will follow the procedure which will include documenting the medication to make sure all of it is properly accounted for.
4. The Applicant will follow the sign requirements and will adhere to the Boro’s requested sign colors.
5. There will be no outside storage of equipment or materials on the premises.

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 Planning Board regular Meeting Minutes of February 13 2025, as presented.

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

RESOLUTIONS:

A motion was offered by Commissioner Murphy and seconded by Commissioner Niland to approve the resolution for Minnisink Road Urban Renewal - Block 154 - Lot 19.07 as prepared.

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

A motion was offered by Commissioner Murphy and seconded by Commissioner Niland to approve the resolution for LRF3 NJ- 1 Commerce Way - Block 166.03 - Lot 13 as prepared.

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

A motion was offered by Commissioner Murphy and seconded by Commissioner Niland to approve the resolution for Michele Nazario Photography -Block 117 – Lot 59 as prepared.

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

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

All in favor.....8-0

Respectfully submitted,

Anthony Murphy, Secretary

Patricia Paulson
Board Clerk

Date Approved