BOROUGH OF TOTOWA
PLANNING BOARD

PASSAIC COUNTY
NEW JERSEY

MINUTES – JUNE 25, 2026

Acting Chairman Festa called the Planning Board meeting of Thursday, June 25, 2026, to order at 7:30 p.m. for the Borough of Totowa.

PRESENT:

Mayor Coiro	Commissioner Niland	Commissioner Coyle	Commissioner Schell
Commissioner Festa	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 25th day of June 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

Hangry's Sandwich Shop	Block 96 – Lot 13	Minor Site Plan Approval
104 Union Blvd.		Outdoor Dining area

Ms. Michelle Lanzano appeared requesting approval for an Outdoor Dining area. Ms. Lanzano testified that the Applicant, a sandwich shop, seeks to create an isolated outdoor eating area in a small portion of the parking lot to be contained on two sides by a chain link fence and the third side by planters. The proposed area will be no bigger than 12' x 17' and contain three to four tables. The Applicant also plans to erect a removable canopy that will be set up each morning, mounted, and removed each evening. The Applicant represented that the dining area will be protected from vehicular traffic. The landlord provided consent for the application for outdoor dining.

A motion was offered by Commissioner Niland and seconded by Commissioner Schell to approve the minor site plan for outdoor dining 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 applicant will create an area no bigger than 12' x 17' and contain three to four tables.
2. The area would be covered with a 10'x15' canopy. The canopy will have a drop down on one side and planters will be placed to separate from parking space. The Applicant is responsible to remove the canopy each evening.
3. The Applicant is responsible to have a garbage can outside to control the area.
4. Applicant will submit revised plans to the Construction Code Officials office regarding outdoor dining on the site which shall be in conformance with the outdoor dining ordinance of the Boro of Totowa.

Five agreed to a roll call vote… 5-0

ITEM #2

Little Hands Play Cafe	Block 39 – Lot 1	Minor Site Plan Approval
169 Union Blvd.		Certificate of Occupancy

Christopher Salloum, Esq. and Panagiota Christis, an owner, appeared requesting approval of approximately 1,850 sq. ft. of space to operate a family-friendly children's learning and play center. It will have three distinct play areas for toddlers and pre-kindergarten aged children. It will not be a daycare center, and it is required that a parent and/or legal guardian remain on the premises during the child's play time. The anticipated hours of operation will be 10:00 a.m. to 5:00 p.m., Monday through Sunday. The Applicant will have two designated parking spots and customers will have access to communal parking at the rear of the building, street parking, and the public lot across the street.

Ms. Christis, testified that Applicant will have two employees. She also testified that the space will have a coffee bar/station for parents and guardians. Upon questioning of the Planning Board, Ms. Christis explained that the leased space will not have a jungle gym but instead have interactive play areas such as a "kitchen" for child's play. There was discussion with Ms. Christis regarding signage. She testified that Applicant plans to replace the existing façade sign with a sign of similar size. It was explained by the Board that there are limitations as the colors permitted on signage on Union Blvd. as well as the percentage of window coverage. Ms. Christis represented that Applicant will comply with all Borough requirements.

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

Five agreed to a roll call vote… 5-0

ITEM #3

Heritage Pool Supply	Block 145.01 – Lot 2	Preliminary/Final Site Plan
657 Union Blvd.		Variance – Outside Storage

Lisa A. John-Basta, Esq., appeared requesting preliminary and final site plan approval with variance relief for subject property. The Applicant seeks to renovate an existing warehouse to accommodate two tenants, one of which is Heritage Pool Supply ("Heritage"). Heritage intends to lease 32,539 square feet of the building, and the remaining 18,506 square feet will be occupied by a separate to-be-determined tenant. The Applicant also proposes ancillary site improvements, including an outside storage area and re-configuring of the parking lot. The anticipated hours of operation will be 8:00 a.m. to 4:00 p.m., Monday through Friday, with a maximum of six employees.

Ms. Jacquelyn Giordano, PE, PP, testified as to the current conditions on the property by referencing Exhibit A-1 (aerial map) and Exhibit A-2 (site plan rendering). The site currently contains a warehouse, which is approximately 51,000 square feet. As per Ms. Giordano, the Applicant will rework the exterior to install an ADA ramp, provide ADA parking, and install EV parking. As per the Code, the premises require twenty-one parking spaces, and there are currently fifty-seven spaces. The proposed changes will reduce the parking to fifty-four spaces and require re-stripping the parking lot. The Applicant will also increase the width of the circulation lanes from 18 feet to 21 feet to better accommodate trucks. The warehouse currently has several loading docks, although the Applicant intends to only use the loading docks on the northwest portion of the property.

Upon questioning by the Planning Board, the Applicant agreed, as a condition, it would not use the loading docks in the middle of the warehouse. The Applicant's counsel and/or Ms. Giordano stated that there will be three to four trucks accessing the property each day and most customer traffic will be contractors picking up pool chemicals and materials. There was discussion regarding the type of chemicals to be stored on the property and whether they constituted combustible materials. The Applicant represented they were not combustible and agreed as a condition to comply with Fire Marshal Henry's letter, dated June 24, 2026.

The front area of the warehouse will be re-worked to provide ADA access. The Applicant also intends to install a fence around the parking lot area with a rolling gate. In addition, the Applicant seeks permission to have an outdoor storage area for bricks and pavers, which will be on pallets and not higher than 7'. Ms. Giordano testified that the Applicant seeks variance relief to have two signs when one is permitted. The proposed signs, 4.1 square feet and 7.3 square feet, respectively, will exceed the 20% limit on glass obstruction, and, therefore, as Ms. Giordano testified, the Applicant seeks size relief as well. Ms. Giordano testified the proposed sign relief will remove existing clutter, improve wayfinding, and are appropriate for the size of the building. She further testified there is no substantive detriment to the public good.

Upon being questioned by the Planning Board, Ms. Giordano testified that the exterior of the building has security cameras, which operate 24/7, and has (or will install) exterior motion lights. There was back-and-forth with the Applicant over signage at Union Blvd. identifying the address for the property. As a condition, the Applicant agreed to add such signage.

Mr. Richards, Construction Manager with Heritage, testified about the interior of the leased space. He explained that when walking into the building one will enter a consumer waiting area. There will be two offices, bathrooms, and four control areas constructed of CMU block and each area will have a sprinkler system. The tenant plans to install racks where the product will be stored. All materials and chemicals delivered to the property will be wrapped and there will be no mixing of chemicals and/or no pallets will be broken down. Mr. Richards explained that the tenant will have drum spill kits on site in the event of any accidents. There was discussion of the floor drains and the Applicant agreed, as a condition, to cap (but not permanently close) the drains. As a final condition, the Applicant agreed to provide the Town's Engineer with a revised circulation plan.

Ms. Lisa Segan, District Manager, with Heritage Pool provided additional information about the pool chemicals. She testified that they would include, among other things, chlorine (liquid and powder), pool cleaner, and grout. All products arrive in a drum, packet, or bin, and none of the packaging is opened on site. In the event there are excess or expired chemicals, the tenant has a contract with an outside contractor to dispose of the materials. `

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

Five agreed to a roll call vote… 5-0

No Public to be heard

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

Five agreed to a roll call vote… 5-0

A motion was offered by Commissioner Niland and seconded by Commissioner Coyle to approve the preliminary & final site plan with variance relief 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 Applicant will restrict the use of the loading docks located in the middle of the warehouse.
2. The Applicant will install signage at Union Blvd. identifying the street address for the property to be coordinated with the Town's Engineer.
3. The Applicant will cap the floor drains in the warehouse.
4. The Applicant will provide the Town's Engineer a new parking lot circulation plan.
5. All materials to be stored outdoor will be limited to the area specifically described during the June 25, 2026 hearing, and shall only consist of palleted bricks and pavers, and shall not exceed 7' in height.
6. The Applicant will comply with any regulations from the State or any other governmental agency concerning the pool chemicals to be stored on the property.
7. 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.
8. 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.

Five agreed to a roll call vote… 5-0

MINUTES:

A motion was offered by Commissioner Coyle and seconded by Commissioner Schell to approve the regular Planning Board Minutes of June 11, 2026, as presented.

Two agreed to a roll call vote… 2-0
Commissioner Niland and Commissioner Festa abstained

RESOLUTIONS:

A motion was offered by Commissioner Coyle and seconded by Commissioner Schell to approve the resolution for Brogan Cadillac. Block 179 – Lot 3 as prepared.

Three agreed to a roll call vote… 3-0

A motion was offered by Commissioner Coyle and seconded by Commissioner Schell to approve the resolution for FedEx Block 174 – Lot 1 as prepared.

Three agreed to a roll call vote… 3-0

A motion was offered by Commissioner Coyle and seconded by Commissioner Schell to approve the resolution for Tele Tax Express Inc. Block 31 – Lot 13 as prepared.

Three agreed to a roll call vote… 3-0

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

All in favor………5-0

Respectfully submitted,

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Anthony Murphy, Secretary

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Patricia Paulson
Board Clerk

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Date Approved