

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

PASSAIC COUNTY  
NEW JERSEY



MINUTES – JUNE 27, 2024

Chairman Hanrahan called the Planning Board meeting of Thursday, June 27, 2024, to order at 7:30 p.m. for the Borough of Totowa.

**PRESENT:**

Commissioner Schell	Chairman Hanrahan	Commissioner Coyle	Vice Chairman Coiro
Commissioner Festa	Commissioner Murphy	Councilman D'Angelo	Commissioner Niland
Commissioner Zarek	Mike Cristaldi, PE	Paul Danner, ESQ	Tom Czerniecki, Planner

The clerk read the statement of the meeting as follows: The meeting of the Planning Board to be held on the 27th day of June 2024 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.

***Flag Salute***

***ITEM #1***

Playa Bowls 55 Union Blvd.	Block 11 – Lot 6.01	Amended Site Plan Approval Outdoor Dining
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Mr. Manuel J. Pereiras, AIA, of Pereiras Architects Ubiquitous appeared for the Applicant requesting the approval for outdoor dining. He testified that there is a lawn area in front of the property of the Applicant's business and that it is proposed there will be three picnic tables on the grass/mulch area in the front of said property. Mr. Pereiras testified that the picnic tables will not be on the sidewalk and there will be a garbage can outside to properly control the area. Lastly, there was testimony stating that this will be a one-time seasonal license that will expire in October 2024. The Applicant acknowledged it will pay the requisite fee to Totowa for outdoor dining.

A motion was offered by Commissioner Festa and seconded by Commissioner Murphy to approve the application 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 continue to abide by the conditions detailed in its application that was memorialized on October 12, 2023.
2. The 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 Totowa Borough Code pursuant to Chapter 275, et. seq.
3. The Applicant will obtain an outdoor dining license from the Borough Clerk in conformance with the Totowa Borough Code, Chapter 275 – Outdoor Dining et. seq.
4. The Applicant is responsible to have a garbage can outside to control the area.

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

**ITEM #2**

Tracy Esthetics  
15 Furler Street

Block 174 – Lot 14

Minor Site Plan Approval  
Certificate of Occupancy

Ms. Tracy Merino, the owner of Tracy Esthetics and a licensed Esthetician, presented this application and explained that the Applicant's business will be performing skincare treatment, such as facials for its customers. The business will be appointment only.

The Applicant will perform her business at Suite 102, which has approximately 180 square feet, and there are ten available parking spaces at the location. The anticipated hours of operation will be 6:00 p.m. to 9:00 p.m., Monday through Friday; and 11:00 a.m. to 5:00 p.m. Saturday through Sunday. Furthermore, there will be no chemicals stored or disposed of that would require any special handling.

Ms. Merino testified that she plans to have a sign that will fit within the existing stand-alone sign. The Applicant acknowledged it will comply with signage requirements and window requirements. The Applicant provided the Board with an image of the sign and understands the signage requirements.

A motion was offered by Commissioner Festa and seconded by Commissioner Murphy to approve the application for site plan approval 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. 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 device.
3. Applicant's signage will be consistent in size to the existing signage on the structure/pylon, and comply with the ordinance requirements The Applicant provided the Board with an image of the sign and understands signage requirements.
4. There will be no storage of chemicals that require special handling in the area on the property.

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

**ITEM #3**

Brooklyn Bagels  
345 Union Blvd.

Block 93 – Lot 7

Amended Site Plan Approval  
Outdoor Dining

Mr. Sanket Thakkar appeared requesting the approval for outdoor dining. He seeks to create a pleasant and comfortable outdoor experience for its patrons. The Applicant has observed a growing demand for an outdoor dining experience and that this will enhance the customer experience, contribute to the vibrancy of the neighborhood, and support local economic activity.

Mr. Sanket Thakkar testified that he proposes to provide three tables and chairs outside his business establishment. He testified that the tables would have umbrellas. Mr. Thakkar will bring the umbrellas inside each night. Mr. Thakkar also agreed to put a garbage can outside to control the area.

The Applicant acknowledged it will pay the requisite fee to Totowa for outdoor dining. The landlord provided consent for the application for outdoor dining.

A motion was offered by Commissioner Festa and seconded by Commissioner Murphy to approve the application 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:

5. The Applicant will continue to abide by the conditions detailed in its application that was memorialized on October 12, 2023.
6. The 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 Totowa Borough Code pursuant to Chapter 275, et. seq.
7. The Applicant will obtain an outdoor dining license from the Borough Clerk in conformance with the Totowa Borough Code, Chapter 275 – Outdoor Dining et. seq.
8. The Applicant is responsible to have a garbage can outside to control the area.

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

**ITEM #4**

Totowa Investment Group  
515 Union Blvd.

Block 100 – Lot 1.01

Amended Site Plan Approval  
Signs - Variance

Mr. Brian J. Aloia, Esq. of Aloia Law Firm LLC appeared requesting amended site plan approval regarding design waivers for signs at 515 Union Center, Unit 1 Condominium Association Inc.

Ms. Tracey Urion provided testimony on behalf of the Applicant. Ms. Urion works in the sign industry and explained that this application consists of three signs being installed. The first two signs would go on the façade, one facing Union Boulevard and the other facing the parking lot. Both of these signs would be 3 x 32 feet The Applicant later represented it is willing reduce the signs to 2.5 x 21 feet. The third sign would be a sign on the canopy which would be 11.5 in. x. 4 feet.

David Ellison, who is a part owner of the business, also provided testimony. Mr. Ellison explained that the building now has complete tenancy. The entire building is 95,000 square feet and 83 percent of the building would be for the storage facility. The other 17 percent consists of a pediatrics office and a school. Mr. Ellison also testified that the two signs would be turned off by 10pm. Mr. Ellison testified that the signage is important because the Applicant relies on it for advertising purposes.

The Board conducted a physical observation of the room and it revealed that no one was present other than the applicants and board members. It was agreed among the Board and Applicant to adjourn the meeting and continue it for the next hearing which is scheduled for July 11, 2024.

A motion was offered by Vice Chairman Coiro and seconded by Commissioner Festa to carry this matter to the Planning Board Meeting on July 11, 2024

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

**MINUTES:**

A motion was offered by Commissioner Murphy and seconded by Commissioner Schell to approve the Planning Board Minutes of June 13, 2024 as presented.

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

Commissioners Niland, Zarek & Festa abstained

**RESOLUTIONS:**

A motion was offered by Commissioner Murphy and seconded by Vice Chairman Coiro to approve the resolution for Complete Medical Transport - Block 171 – Lot 17 as prepared.

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

A motion was offered by Commissioner Murphy and seconded by Vice Chairman Coiro to approve the resolution for Tesla - Block 170 – Lot 3 as prepared.

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

A motion was offered by Commissioner Murphy and seconded by Vice Chairman Coiro to approve the resolution for Frank Gloor - Block 153 – Lot 1 as prepared.

Five agreed to a roll call vote... 5-0

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

All in favor.....9-0

Respectfully submitted,

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Anthony Murphy, Secretary

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Patricia Paulson  
Board Clerk

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Date Approved