

BOROUGH OF TOTOWA

MINUTES OF THE MAYOR AND COUNCIL

November 25, 2025

PRESENT: Mayor John Coiro, presiding, Council President Lou D'Angelo, Councilman Anthony Picarelli, Councilman Patrick Fierro, Councilman Sanders Reynoso, Councilwoman Kristen Coiro, Municipal Clerk Joseph Wassel and Municipal Attorney Kristin Corrado.

ABSENT: Councilman William Bucher.

Mayor John Coiro called the meeting to order and asked the Municipal Clerk to call the roll.

Municipal Clerk Wassel recited the Prayer of the Meeting followed with the Pledge of Allegiance to the Flag with the public participating.

Mayor Coiro asked the Clerk to read the statement of the meeting.

Municipal Clerk Wassel read the following statement: This meeting of the Mayor and Council held on this day is being held in accordance with Chapter 231, P.L. 1975 of the State of New Jersey as amended. The agenda for this meeting has been prepared and distributed to the Mayor and Council and a copy has been on file in the Office of the Municipal Clerk.

There was a motion by Councilman D'Angelo, seconded by Councilman Picarelli to dispense with the regular order of business in order to have a swearing in ceremony to administer the Oath of Allegiance and Office to Sergeant Robert Errigo being promoted to the rank of Lieutenant and Patrol Officer Nicholas Varcadipane being promoted to the rank of Sergeant in the Borough of Totowa Police Department and to hold a public hearing on Ordinance No. 16-2025 as advertised. On roll call vote, all members of the Council present voted in the affirmative.

Mayor Coiro asked Public Safety Committee Chairman, Councilman D'Angelo to join him in front of the dais. Mayor Coiro went on to say that this is always nice when we get to make promotions, so this is a special day for us, our officers and our community.

Mayor Coiro asked Sergeant Robert Errigo to approach the dais to take the Oath of Allegiance and Office for the rank of Lieutenant.

Mayor Coiro administered the Oath of Allegiance and Office to Lieutenant Robert Errigo, with his wife Marie holding the Bible and his son Evan by his side.

A badge symbolic to the rank of Lieutenant was presented to Lieutenant Robert Errigo by Police Chief Carmen Veneziano.

Congratulations were extended to Lieutenant Robert Errigo.

Councilman D'Angelo congratulated Rob on being promoted tonight, said it is well deserved and wished him all the best.

Mayor Coiro asked Patrol Officer Nicholas Varcadipane to approach the dais to take the Oath of Allegiance and Office for the rank of Sergeant.

Mayor Coiro administered the Oath of Allegiance and Office to Sergeant Nicholas Varcadipane, with his son Nick and daughter Vivian holding the Bible and his wife Angela by his side.

A badge symbolic to the rank of Sergeant was presented to Sergeant Nicholas Varcadipane by Police Chief Carmen Veneziano.

Congratulations were extended to Sergeant Nicholas Varcadipane.

Councilman D'Angelo congratulated Nick on being promoted tonight, said it is also well deserved and wished him all the best.

Mayor Coiro – who had said a little about each officer before he swore them in – then congratulated each officer on their promotion and asked Police Chief Veneziano to say a few words.

Police Chief Veneziano thanked the Mayor and Council and Chairman Peter Murphy for the promotions, congratulated each officer and went on to give a little personal and professional history about each officer being promoted.

Lieutenant Errigo thanked the Mayor and Council, Chairman Murphy, the Chief, his Brothers and Sisters in Blue and his family.

Sergeant Varcadipane thanked his family, the Mayor and Council, Chairman Murphy and the Chief.

Mayor Coiro announced that there will be a short recess to allow all family and friends to congratulate the promoted officers.

Municipal Clerk Wassel announced that Ordinance No. 16-2025 has been advertised for public hearing for Tuesday, November 25, 2025.

Municipal Clerk Wassel read the legal notice and the title of Ordinance No. 16-2025.

There was a motion by Councilman D'Angelo, seconded by Councilman Picarelli to open the public hearing. On roll call vote, all members of the Council present voted in the affirmative.

Mayor Coiro asked if any citizens wished to be heard on Ordinance No. 16-2025.

CITIZENS HEARD:

There were no citizens who wished to be heard.

There was a motion by Councilman D'Angelo, seconded by Councilman Picarelli to close the public hearing. On roll call vote, all members of the Council present voted in the affirmative.

Municipal Clerk Wassel read Ordinance No. 16-2025 by title:

ORDINANCE NO. 16-2025

**AN ORDINANCE TO AMEND THE CODE OF THE BOROUGH OF TOTOWA
CHAPTER 398 ENTITLED "VEHICLES AND TRAFFIC",
ARTICLE II, "PARKING", SECTION 7, "PARKING PROHIBITED
DURING CERTAIN HOURS" AND ARTICLE XIII, "SCHEDULES",
SECTION 46, "SCHEDULE II: NO PARKING CERTAIN HOURS"**

There was a motion by Councilman D'Angelo, seconded by Councilman Picarelli to adopt Ordinance No. 16-2025 on second and final reading. On roll call vote, all members of the Council present voted in the affirmative.

There was a motion by Councilman D'Angelo, seconded by Councilman Picarelli to revert to the regular order of business. On roll call vote, all members of the Council present voted in the affirmative.

Mayor Coiro asked if any members of the Council, the Municipal Clerk or the Municipal Attorney wished to address the Council.

Mayor Coiro: 1) Congratulated Director Mark Monteyne and the Board of Recreation for a great job with the Turkey Trot and how it was a great community event and thanked all the volunteers and sponsors.

Councilman Picarelli: Echoed the Mayor's sentiments and also congratulated and thanked Councilman Reynoso and his wife Nancy for collecting frozen turkeys that will be donated.

Councilman Reynoso: Also echoed the Mayor's comments about the Turkey Trot and everyone who helped and announced that they collected over 100 turkeys and they were handed out today.

CITIZENS HEARD:

There were no citizens who wished to be heard.

There was a motion by Councilman D'Angelo, seconded by Councilman Picarelli to approve the Minutes of the Mayor and Council for the meeting of November 11, 2025. On roll call vote, all members of the Council present voted in the affirmative.

COMMITTEE ON FINANCE:

There was a motion by Councilman Picarelli, seconded by Councilman D'Angelo to approve Resolution No. 2025-23 for the payment of bills. On roll call vote, all members of the Council present voted in the affirmative.

There was a motion by Councilman Picarelli, seconded by Councilman D'Angelo to adopt the following resolution authorizing the Treasurer to issue refunds to various property owners due to overpayment of 4th Quarter 2025 taxes. On roll call vote, all members of the Council present voted in the affirmative.

RESOLUTION

WHEREAS, there has been an overpayment of 4th quarter 2025 taxes on the property listed below; and

WHEREAS, the taxpayer is entitled to a refund; and

WHEREAS, the chart sets forth the refund as follows:

Block	Lot	Property Owner	Payable To:	Overpayment
117	32	134 Dewey Ave Lidia Leszczynski	Lidia Leszczynski 134 Dewey Ave Totowa, NJ 07512	\$2,555.59
153	17	7 Carr Place Jacqueline Emma	Corelogic Attn:Tax Dept 3001 Hackberry Road Irving, TX 75063	\$3,322.74

NOW, THEREFORE, BE IT RESOLVED, that the overpayment shall be refunded to the taxpayer, as stated above, and the Treasurer is authorized to issue separate checks for the refunds, which shall be paid to the stated property or taxing authority.

There was a motion by Councilman Picarelli, seconded by Councilman D'Angelo to adopt the following Resolution Authorizing Settlement Of The 2025 Tax Appeal Entitled Parikh V. Borough Of Totowa. On roll call vote, all members of the Council present voted in the affirmative.

RESOLUTION NO. 146-2025

RESOLUTION AUTHORIZING SETTLEMENT OF THE 2025 TAX APPEAL ENTITLED PARIKH V. BOROUGH OF TOTOWA

WHEREAS, there have been appeals of the real property tax assessments for the stated tax years; and

WHEREAS, each Block and Lot listed therein was assessed at the amount stated therein; and

WHEREAS, the proposed Stipulation of Settlement, a copy of which is incorporated herein as if set forth at length, has been reviewed and recommended by the Borough Tax Assessor and Borough Tax Expert; and

WHEREAS, the settlement of these matters on the attached list are in the best interest of the Borough of Totowa.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Totowa, New Jersey, as follows:

1. The Borough's Tax Appeal Attorney, Raymond B. Reddin, Esq. is authorized to execute the Stipulation of Settlement on behalf of the Borough of Totowa with respect to the tax appeals on the attached list which are currently pending in the Tax Court of New Jersey.
2. All municipal officials are hereby authorized to take whatever action may be necessary to implement the terms of this Resolution and authorizes the Special Tax Counsel to enter into the Stipulation of Settlement as provided by Taxpayer.

There was a motion by Councilman Picarelli, seconded by Councilman D'Angelo to adopt the following Resolution Authorizing Settlement Of The 2025 Tax Appeal Entitled Kanani V. Borough Of Totowa. On roll call vote, all members of the Council present voted in the affirmative.

RESOLUTION NO. 147-2025

RESOLUTION AUTHORIZING SETTLEMENT OF THE 2025 TAX APPEAL ENTITLED KANANI V. BOROUGH OF TOTOWA

WHEREAS, there have been appeals of the real property tax assessments for the stated tax years; and

WHEREAS, each Block and Lot listed therein was assessed at the amount stated therein; and

WHEREAS, the proposed Stipulation of Settlement, a copy of which is incorporated herein as if set forth at length, has been reviewed and recommended by the Borough Tax Assessor and Borough Tax Expert; and

WHEREAS, the settlement of these matters on the attached list are in the best interest of the Borough of Totowa.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Totowa, New Jersey, as follows:

1. The Borough's Tax Appeal Attorney, Raymond B. Reddin, Esq. is authorized to execute the Stipulation of Settlement on behalf of the Borough of Totowa with respect to the tax appeals on the attached list which are currently pending in the Tax Court of New Jersey.
2. All municipal officials are hereby authorized to take whatever action may be necessary to implement the terms of this Resolution and authorizes the Special Tax Counsel to enter into the Stipulation of Settlement as provided by Taxpayer.

There was a motion by Councilman Picarelli, seconded by Councilman D'Angelo to adopt the following Resolution Authorizing Settlement Of The 2024 And 2025 Tax Appeals Entitled Ablar Assoc. V. Borough Of Totowa. On roll call vote, all members of the Council present voted in the affirmative.

RESOLUTION NO. 148-2025

RESOLUTION AUTHORIZING SETTLEMENT OF THE 2024 AND 2025
TAX APPEALS ENTITLED ABLAR ASSOC. V. BOROUGH OF TOTOWA

WHEREAS, there have been appeals of the real property tax assessments for the stated tax years; and

WHEREAS, each Block and Lot listed therein was assessed at the amount stated therein; and

WHEREAS, the proposed Stipulation of Settlement, a copy of which is incorporated herein as if set forth at length, has been reviewed and recommended by the Borough Tax Assessor and Borough Tax Expert; and

WHEREAS, the settlement of these matters on the attached list are in the best interest of the Borough of Totowa.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Totowa, New Jersey, as follows:

1. The Borough's Tax Appeal Attorney, Raymond B. Reddin, Esq. is authorized to execute the Stipulation of Settlement on behalf of the Borough of Totowa with respect to the tax appeals on the attached list which are currently pending in the Tax Court of New Jersey.
2. All municipal officials are hereby authorized to take whatever action may be necessary to implement the terms of this Resolution and authorizes the Special Tax Counsel to enter into the Stipulation of Settlement as provided by Taxpayer.

There was a motion by Councilman Picarelli, seconded by Councilman D'Angelo to adopt the following Resolution Authorizing Settlement Of The 2025 Tax Appeal Entitled Fidelity Totowa Assoc. V. Borough Of Totowa. On roll call vote, all members of the Council present voted in the affirmative.

RESOLUTION NO. 149-2025

RESOLUTION AUTHORIZING SETTLEMENT OF THE 2025 TAX APPEAL
ENTITLED FIDELITY TOTOWA ASSOC. V. BOROUGH OF TOTOWA

WHEREAS, there have been appeals of the real property tax assessments for the stated tax years; and

WHEREAS, each Block and Lot listed therein was assessed at the amount stated therein; and

WHEREAS, the proposed Stipulation of Settlement, a copy of which is incorporated herein as if set forth at length, has been reviewed and recommended by the Borough Tax Assessor and Borough Tax Expert; and

WHEREAS, the settlement of these matters on the attached list are in the best interest of the Borough of Totowa.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Totowa, New Jersey, as follows:

1. The Borough's Tax Appeal Attorney, Raymond B. Reddin, Esq. is authorized to execute the Stipulation of Settlement on behalf of the Borough of Totowa with respect to the tax appeals on the attached list which are currently pending in the Tax Court of New Jersey.
2. All municipal officials are hereby authorized to take whatever action may be necessary to implement the terms of this Resolution and authorizes the Special Tax Counsel to enter into the Stipulation of Settlement as provided by Taxpayer.

There was a motion by Councilman Picarelli, seconded by Councilman D'Angelo to adopt the following Resolution Authorizing Settlement Of The 2023 And 2025 Tax Appeals Entitled Monteyne Plaza V. Borough Of Totowa. On roll call vote, all members of the Council present voted in the affirmative.

RESOLUTION NO. 150-2025

RESOLUTION AUTHORIZING SETTLEMENT OF THE 2023 AND 2025 TAX APPEALS ENTITLED MONTEYNE PLAZA V. BOROUGH OF TOTOWA

WHEREAS, there have been appeals of the real property tax assessments for the stated tax years; and

WHEREAS, each Block and Lot listed therein was assessed at the amount stated therein; and

WHEREAS, the proposed Stipulation of Settlement, a copy of which is incorporated herein as if set forth at length, has been reviewed and recommended by the Borough Tax Assessor and Borough Tax Expert; and

WHEREAS, the settlement of these matters on the attached list are in the best interest of the Borough of Totowa.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Totowa, New Jersey, as follows:

1. The Borough's Tax Appeal Attorney, Raymond B. Reddin, Esq. is authorized to execute the Stipulation of Settlement on behalf of the Borough of Totowa with respect to the tax appeals on the attached list which are currently pending in the Tax Court of New Jersey.
2. All municipal officials are hereby authorized to take whatever action may be necessary to implement the terms of this Resolution and authorizes the Special Tax Counsel to enter into the Stipulation of Settlement as provided by Taxpayer.

COMMITTEE ON PUBLIC SAFETY:

There was a motion by Councilman D'Angelo, seconded by Councilman Picarelli to approve payment of the Fire Department Clothing Allowance for 2025. On roll call vote, all members of the Council present voted in the affirmative.

There was a motion by Councilman D'Angelo, seconded by Councilman Picarelli to adopt the following Resolution Authorizing The Purchase And Delivery Of New Hose For New Engine 973 For The Fire Department. On roll call vote, all members of the Council present voted in the affirmative.

RESOLUTION NO. 151-2025

RESOLUTION AUTHORIZING THE PURCHASE AND DELIVERY OF NEW HOSE FOR NEW ENGINE 973 FOR THE FIRE DEPARTMENT

WHEREAS, by Resolution No. 120-2022 dated October 22, 2022, the Mayor and Council of the Borough of Totowa authorized the purchase of a new Pierce Custom Chassis Pumper Fire Truck from Fire & Safety Services, Ltd. to be added to the Borough of Totowa Volunteer Fire Department fleet; and

WHEREAS, more specifically, the new Pierce Custom Chassis Pumper Fire Truck will be assigned to Riverview Park Fire Company #3 and identified as New Engine 973; and

WHEREAS, Riverview Park Fire Company #3 has received notification that the construction of New Engine 973 is almost complete; and

WHEREAS, the process to build the apparatus has taken several years because the new Fire Truck is customized to meet the specific needs of the Borough of Totowa community; and

WHEREAS, at the time the new Pierce Custom Chassis Pumper Fire Truck was ordered, the members of Riverview Park Fire Company #3 believed they could use the existing Fire Hose from the Fire Company's older Fire Truck that is being replaced; and

WHEREAS, due to passage of time, the Fire Hose has deteriorated and can no longer reliably be utilized; and

WHEREAS, the Borough of Totowa Fire Chief has recommended the purchase of new Snap-Tite Fire Hose for New Engine 973 which is the same brand currently being used for the Borough of Totowa Volunteer Fire Department fleet; and

WHEREAS, the Borough of Totowa Fire Chief solicited quotes from authorized vendors of Snap-Tite Fire Hoses; and

WHEREAS, Fire & Safety Services, Ltd., 200 Ryan Street, South Plainfield, New Jersey 07080 has submitted a proposal dated November 13 2025 for the purchase and delivery of new Snap-Tite Fire Hose and related accessories in the amount of \$26,526.10, a copy of which is on file in the office of the Borough of Totowa Municipal Clerk; and

WHEREAS, Fire & Safety Services, Ltd. has advised that it will provide delivery of the new Fire Hose within 6 to 8 weeks with all other manufacturers of the equivalent of the Snap-Tite Fire Hose have advised that it would take 8 to 12 months to provide the new Fire Hose; and

WHEREAS, the delivery of the Snap-Tite Fire Hose will coincide with the delivery of the New Engine 973; and

WHEREAS, the Mayor and Council of the Borough of Totowa desire to authorize the purchase and delivery of the new Snap-Tite Fire Hose for the Borough of Totowa Volunteer Fire Department for the protection of life and property of the residents of the Borough of Totowa.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Council of the Borough of Totowa do hereby authorize the Borough of Totowa to purchase new Snap-Tite Fire Hose for New Engine 973 in the amount of \$26,526.10.

BE IT FURTHER RESOLVED, that the Mayor and Municipal Council of the Borough of Totowa do hereby authorize the Municipal Clerk and Fire Chief to execute any and all instruments relating thereto.

COMMITTEE ON PUBLIC WORKS:

Upon the recommendation of DPW Superintendent Jim Niland, there was a motion by Councilman Fierro, seconded by Councilman D'Angelo to approve a grade increase for DPW Laborer Michael Ardis from Grade 1 to Grade 1-C. On roll call vote, all members of the Council present voted in the affirmative.

COMMITTEE ON ENGINEERING & PUBLIC PROPERTY:

There was a motion by Councilman Fierro, seconded by Councilman Reynoso to adopt the following Resolution Authorizing The Borough Of Totowa To Enter Into A Real Estate Sales Contract For The Purchase Of 91 Lincoln Avenue. On roll call vote, all members of the Council present voted in the affirmative.

RESOLUTION NO. 152-2025

RESOLUTION AUTHORIZING THE BOROUGH OF TOTOWA TO ENTER INTO A REAL ESTATE SALES CONTRACT FOR THE PURCHASE OF 91 LINCOLN AVENUE

WHEREAS, James Moscarelli is the owner of property located at 91 Lincoln Avenue in the Borough of Totowa and identified as Block 24, Lot 11 on the official tax map of the Borough of Totowa; and

WHEREAS, this property is located next to the Lincoln Avenue Fire House and is currently listed for sale; and

WHEREAS, the Mayor and Council of the Borough desire to acquire this property in order to provide municipal parking for the volunteer firefighters responding to emergency calls; and

WHEREAS, the Borough of Totowa has made an offer in the amount of \$335,000.00 to purchase the property and this offer has been accepted by Mr. Moscarelli; and

WHEREAS, the Mayor and Council desire to memorialize the terms and conditions of the purchase of 91 Lincoln Avenue in a Real Estate Sales Contract; and

WHEREAS, the Mayor and Council of the Borough of Totowa further desire to authorize the purchase of this property.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Council of the Borough of Totowa do hereby authorize the Borough of Totowa to enter into a Real Estate Sales Contract with James Moscarelli for the purchase of property located at 91 Lincoln Avenue in the Borough of Totowa and identified as Block 24, Lot 11 on the official tax map of the Borough of Totowa; and

BE IT FURTHER RESOLVED, that the Municipal Council of the Borough of Totowa does hereby authorize the Mayor and Municipal Clerk to execute any and all instruments relating thereto.

There was a motion by Councilman Fierro, seconded by Councilman Reynoso to adopt the following Resolution Authorizing Heating And Boiler Repairs At Lincoln Fire House. On roll call vote, all members of the Council present voted in the affirmative.

RESOLUTION NO. 153-2025

RESOLUTION AUTHORIZING HEATING AND BOILER REPAIRS AT LINCOLN FIRE HOUSE

WHEREAS, the heating system and boiler at the Borough of Totowa Lincoln Fire House are not working properly and are in need of various repairs; and

WHEREAS, 454 Mechanical, LLC, 14 Masklee Court, Totowa, New Jersey 07512 has submitted a proposal dated November 10, 2025 to remove and replace the zone valve for the main hall area as well as to assess various boiler violations for the sum of \$2,765.25, a copy of which is on file in the office of Borough of Totowa Municipal Clerk; and

WHEREAS, the proposal includes bleeding and purging the system, starting and testing the system and includes all necessary labor and materials needed to complete the boiler repairs; and

WHEREAS, the Mayor and Council of the Borough of Totowa desire to have the boiler repairs undertaken and completed as soon as possible for the well-being and safety of the Borough of Totowa Lincoln Fire Company Volunteer Firefighters; and

WHEREAS, pursuant to the applicable New Jersey State laws, the repair services may be authorized without public bidding.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Council of the Borough of Totowa do hereby accept the proposal submitted by 454 Mechanical, LLC for the heating and boiler repairs at the Borough of Totowa Lincoln Fire House.

BE IT FURTHER RESOLVED, that the Mayor and Council of the Borough of Totowa do hereby authorize 454 Mechanical, LLC to perform all services for the heating and boiler repairs at the Borough of Totowa Lincoln Fire House in accordance with their proposal.

COMMITTEE ON LIAISON & INSPECTION:

There was a motion by Councilman Reynoso, seconded by Councilwoman Coiro to adopt the following Resolution Authorizing The Borough Of Totowa To Enter Into A Developer's Agreement With Shepherds Lane Commons, LLC. On roll call vote, all members of the Council present voted in the affirmative.

RESOLUTION NO. 154-2025

RESOLUTION AUTHORIZING THE BOROUGH OF TOTOWA TO ENTER INTO A DEVELOPER'S AGREEMENT WITH SHEPHERDS LANE COMMONS LLC

WHEREAS, G.O.M. Real Estate Investment, LLC was the owner of real property set forth and designated as Block 11, Lot 9.01 on the official Tax and Assessment Map of the Borough of Totowa and commonly known as 95 Shepherds Lane, Totowa, New Jersey 07512; and

WHEREAS, the property is located in the R-AH-2 Affordable Housing-2 Zone District; and

WHEREAS, G.O.M. Real Estate Investment, LLC filed an application with the Borough of Totowa Planning Board for various land use approvals seeking preliminary and final major site plan approval with variance relief for the Shepherds Lane property for the construction of 2 buildings containing a total of 74 units for rent; and

WHEREAS, 59 of the units will be market rate and 15 of the units will be affordable housing; and

WHEREAS, the Borough of Totowa Planning Board at its public meeting held on July 9, 2020 granted preliminary and final site plan approval and various land use relief for the application filed by G.O.M. Real Estate Investment, LLC for the Shepherds Lane property, subject to certain conditions and restrictions; and

WHEREAS, the Borough of Totowa Planning Board approved the application on July 9, 2020 and memorialized its decision in a Resolution adopted by the Planning Board on August 13, 2020; and

WHEREAS, Shepherds Lane Commons LLC is the successor to G.O.M. Real Estate Investment, LLC; and

WHEREAS, Shepherds Lane Commons LLC filed an amended application with the Borough of Totowa Planning Board seeking amended preliminary and final major site plan approval with variance "c" relief including track setback, building length, height and parking lot relief; and

WHEREAS, the Borough of Totowa Planning Board at its public meeting held on April 11, 2024 granted the preliminary and final site plan approval and various land use relief for the application filed by Shepherds Lane Commons LLC for the Shepherds Lane property, subject to certain conditions and restrictions; and

WHEREAS, the Borough of Totowa Planning Board approved the application on April 11, 2024 and memorialized its decision in a Resolution adopted by the Planning Board on April 25, 2024; and

WHEREAS, one of the conditions of the approval granted by the Borough of Totowa Planning Board was the requirement that the Shepherds Lane Commons LLC enter into a Developer's Agreement with the Borough of Totowa; and

WHEREAS, by Resolution No. 144-2025 dated November 11, 2025, the Mayor and Council of the Borough of Totowa authorize the Borough of Totowa Municipal Attorney to prepare a Developer's Agreement between the Borough of Totowa and Shepherds Lane Commons LLC.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Council of the Borough of Totowa do hereby authorize the Borough of Totowa to enter into a Developer's Agreement between the Borough of Totowa and Shepherds Lane Commons LLC.

BE IT FURTHER RESOLVED, that the Municipal Council of the Borough of Totowa does hereby authorize the Mayor and Municipal Clerk to execute any and all necessary instruments relating thereto.

There was a motion by Councilman Reynoso, seconded by Councilwoman Coiro to adopt the following Resolution Authorizing The Provision Of A Grant Pursuant To The Borough Of Totowa Affordability Assistance Program For The Tenant Of An Affordable Housing Unit Located At Sunset Ridge At Totowa, 617 Preakness Avenue, Apartment 106. On roll call vote, all members of the Council present voted in the affirmative.

RESOLUTION NO. 155-2025

RESOLUTION AUTHORIZING THE PROVISION OF A GRANT PURSUANT TO THE BOROUGH OF TOTOWA AFFORDABILITY ASSISTANCE PROGRAM FOR THE TENANT OF AN AFFORDABLE HOUSING UNIT LOCATED AT SUNSET RIDGE AT TOTOWA, 617 PREAKNESS AVENUE, APARTMENT 106

WHEREAS, Applicant, Alfred Ng ("Tenant") will be renting Apartment 106, Sunset Ridge at Totowa, 617 Preakness Avenue, Totowa, New Jersey 07512 ("Unit"), a property governed by the statutes, ordinances, rules and regulations restricting occupancy and use of the property as an affordable housing unit; and

WHEREAS, the Tenant is eligible for an Affordability Assistance Grant through the Borough of Totowa's Affordability Assistance Program to pay for four month's rent for the Unit; and

WHEREAS, the Borough of Totowa's Affordable Housing Administrative Agent, Community Grants, Planning & Housing, LLC, ("CGP&H") has reviewed the Tenant's application and qualified the Tenant for the requested assistance; and

WHEREAS, the amount of the requested grant for the four month's rent will be paid directly to the Landlord, (\$540.00) by the Borough of Totowa; and

WHEREAS, the Borough of Totowa is willing, pursuant to the Affordability Assistance Program, to extend a grant in the amount of \$540.00; and

WHEREAS, the funding for the grant will be from the Borough of Totowa Affordable Housing Trust Fund.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Council of the Borough of Totowa does hereby authorize the following:

1. The Borough of Totowa is hereby authorized, pursuant to the Borough of Totowa's Affordability Assistance Program, to provide the Tenant with a grant to be used to pay four month's rent for the Unit.

2. The Mayor, Municipal Clerk, Borough Attorney, CFO and such other staff and officials as may be appropriate are authorized to take such steps as may reasonably be required to implement this resolution, including issuance of the grant amount.

BE IT FURTHER RESOLVED, that the Municipal Council of the Borough of Totowa does hereby authorize the Mayor and Municipal Clerk to execute any and all necessary instruments relating thereto.

A letter of resignation was received from Board of Adjustment Commissioner Mary DeNude. There was a motion by Councilman Reynoso, seconded by Councilwoman Coiro to accept her resignation. On roll call vote, all members of the Council present voted in the affirmative.

COMMITTEE ON LEGISLATION & ORDINANCES:

There was no report.

There being no further business to come before the Council, there was a motion by Councilman D'Angelo, seconded by Councilman Picarelli that the meeting be adjourned. On roll call vote, all members of the Council present voted in the affirmative.

Joseph Wassel, RMC
Municipal Clerk