

BOROUGH OF TOTOWA

MINUTES OF THE MAYOR AND COUNCIL

September 9, 2025

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

ABSENT: None.

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 enable the Mayor and Council to present Sports Award Certificates to the 2025 Totowa Seniors 7th & 8th Grade Passaic Valley Softball Association Champions and the Totowa 12U Bergen County Girls Summer Softball League Champions and to hold a public hearing on Ordinance No. 13-2025 as advertised. On roll call vote, all members of the Council present voted in the affirmative.

Mayor Coiro remarked that it is always a very nice night for us to celebrate our teams, and we are proud and honored to do so tonight, especially when our team – and we have two of them tonight – beats up on another town's team and congratulated all the softball

players and coaches on winning the championship, then mentioned how it is great that they are involved in team sports as it teaches you about teamwork, hard work and dedication.

Mayor Coiro began with the 12U team by calling up Coach Vinny Varcadipane, Coach Darel Buffa, Coach Niller Persaud, Coach Fernando Lamberty and Coach Iram Granados and presented each with a Sports Award Certificate. Mayor Coiro then called up the players and presented each with a Sports Award Certificate. Coach Varcadipane thanked the Mayor and Council for honoring the team and gave a recap of their season stating that most of the girls played up one level, each girl contributed to at least one win and said they only lost one game during the season before winning it all and he was very proud of them all.

Mayor Coiro continued with the 7th & 8th grade team by calling up Coach Alby Vasquez and Coach Jeff Mazur and presented both with a Sports Award Certificate. Mayor Coiro followed that by calling up the players and presented each with a Sports Award Certificate. Coach Vasquez gave a recap of their season by saying he knew right away that they were going to win because he's had most of the girls since the 3rd grade, they went undefeated and beat Little Falls in the championship game.

Mayor Coiro announced that we would take a short recess so pictures could be taken of the teams.

Municipal Clerk Wassel announced that Ordinance No. 13-2025 has been advertised for public hearing for Tuesday, September 9, 2025.

Municipal Clerk Wassel read the legal notice and the title of Ordinance No. 13-2025.

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. 13-2025.

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. 13-2025 by title:

ORDINANCE NO. 13-2025

AN ORDINANCE TO AMEND THE CODE OF THE BOROUGH OF TOTOWA CHAPTER 398 ENTITLED "VEHICLES AND TRAFFIC", ARTICLE II, "PARKING", SECTION 11, "HANDICAPPED PARKING", AND ARTICLE XIII, "SCHEDULES", SECTION 65, "SCHEDULE XVIII: HANDICAPPED PARKING"

There was a motion by Councilman D'Angelo, seconded by Councilman Picarelli to adopt Ordinance No. 13-2025 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.

Councilman Reynoso: 1) Congratulated the Board of Recreation, Department of Public Works and the Fire Department and Police Department for a successful summer concert series; 2) Mentioned that we started with the installation of the lights at the PAL; 3) Announced that Yankees tickets are still available to be purchased.

CITIZENS HEARD:

Tehima Ishfaq, 142 Hamilton Trail: Said they were promised a traffic light at Shepherds Lane and Union Boulevard and that with parking on both sides of Shepherds Lane it's difficult for cars to get through. Is looking for parking on only one side to allow for vehicles to pass through easier. Mayor Coiro: Asked if they were workers or residents parking there and it was determined that it's the workers. Told Police Chief Carmen Veneziano to send officers up there to speak to the workers about parking. Tehima Ishfaq: Stated another problem is that vehicles enter Hamilton Trail and then turn around and asked if a sign can be installed. Mayor Coiro: Replied that we can install a No Thru Traffic sign at the entrance. Tehima Ishfaq: Said that parking on her street is a problem because the residents from the development on Shepherds Lane park there and asked for Permit Parking. Mayor Coiro: Inquired how she knows the cars that park there are from the Shepherds Lane development because he thinks that would be too far away and when the new development is completed all the residents will have their own parking. Gave her a little history on Permit Parking that we had in another part of town, but, continued by saying if you really want Permit Parking, go speak to all of your neighbors and come back with a signed petition. Requested that Police Chief Veneziano send officers to check on the overnight parking. Circled back regarding the traffic light and told her that we have to work with the County to get the light approved, but we just found out that our former engineer is now the County Engineer so we should get some more cooperation from them.

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 August 26, 2025. On roll call vote, all members of the Council present voted in the affirmative. Councilman Reynoso abstained from the voting.

COMMITTEE ON FINANCE:

There was a motion by Councilman Picarelli, seconded by Councilman D'Angelo to approve Resolution No. 2025-18 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 Certifying That The Governing Body Has Complied With N.J.A.C. 5:30-6.5 Pertaining To The Annual Audit. On roll call vote, all members of the Council present voted in the affirmative.

RESOLUTION NO. 115-2025

RESOLUTION CERTIFYING THAT THE GOVERNING BODY HAS COMPLIED WITH N.J.A.C. 5:30-6.5 PERTAINING TO THE ANNUAL AUDIT

WHEREAS, N.J.S.A. 40A:5-4 requires the governing body of every local unit to have made an annual audit of its books, accounts and financial transactions; and

WHEREAS, the Annual Report of Audit for the year 2024 has been filed by a Registered Municipal Accountant with the Municipal Clerk pursuant to N.J.S.A. 40A:5-6, and a copy has been received by each member of the governing body; and

WHEREAS, R.S. 52:27BB-34 authorizes the Local Finance Board of the State of New Jersey to prescribe reports pertaining to the local fiscal affairs; and

WHEREAS, the Local Finance Board has promulgated N.J.A.C. 5:30-6.5, a regulation requiring that the governing body of each municipality shall by resolution certify to the Local Finance Board of the State of New Jersey that all members of the governing body have reviewed, as a minimum, the sections of the annual audit entitled "Comments and Recommendations"; and

WHEREAS, the members of the governing body have personally reviewed as a minimum the Annual Report of Audit, and specifically the sections of the Annual Audit entitled "Comments and Recommendations" as evidenced by the group affidavit form of the governing body attached hereto; and

WHEREAS, such resolution of certification shall be adopted by the governing body no later than forty-five days after the receipt of the annual audit, pursuant to N.J.A.C. 5:30-6.5; and

WHEREAS, all members of the governing body have received and have familiarized themselves with, at least, the minimum requirements of the Local Finance Board of the State of New Jersey, as stated aforesaid and have subscribed to the affidavit, as provided by the Local Finance Board; and

WHEREAS, failure to comply with the regulations of the Local Finance Board of the State of New Jersey may subject the members of the local governing body to the penalty provisions of R.S. 52:27BB-52 – to wit:

R.S. 52:27BB-52 – “A local Officer or member of a local governing body who, after a date fixed for compliance, fails or refuses to obey an order of the director (Director of Local Government Services), under the provisions of this Article, shall be guilty of a misdemeanor and, upon conviction, may be fined not more than one thousand dollars (\$1,000.00) or imprisoned for not more than one year, or both, in addition shall forfeit his office.”

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Council of the Borough of Totowa, hereby states that it has complied with N.J.A.C. 5:30-6.5 and does hereby submit a certified copy of this resolution and the required affidavit to said Board to show evidence of said compliance.

There was a motion by Councilman Picarelli, seconded by Councilman D'Angelo to adopt the following Resolution Authorizing A Shared Services Agreement With The Township Of Wayne For Completion Of An Independent Waste Management Study. On roll call vote, all members of the Council present voted in the affirmative.

RESOLUTION NO. 116-2025

RESOLUTION AUTHORIZING A SHARED SERVICES AGREEMENT WITH THE TOWNSHIP OF WAYNE FOR COMPLETION OF AN INDEPENDENT WASTE MANAGEMENT STUDY

WHEREAS, the New Jersey Department of Community Affairs issued the Local Efficiency Achievement Program Challenge Grant awards for fiscal year 2025 totaling \$5,922,930.00; and

WHEREAS, this grant program is designed to promote innovation among peer communities and counties across New Jersey, and challenge municipalities and counties to collaborate on more extensive partnerships that produce shared services of greater significance than is customary; and

WHEREAS, the criteria for such grant award includes: Advance efficiency in the provision of services; Improve operational effectiveness; Involve at least two (2) local government entities; Strive to develop or be the first to use or apply a new method, area of knowledge or activity; Present a proposal that has the potential to scale or to be replicated if the concept bears out upon study and implementation; Reflect a documented commitment in the form of a certified governing body resolution from all participating local government entities to pursue the identified project or activity; and Involve a shared service agreement that will include a minimum five (5) year term; and

WHEREAS, the Township of Wayne was the recipient of \$50,000.00 from the LEAP Challenge Grant; and

WHEREAS, the Borough of Totowa seeks to enter into Shared Service Agreement with the Township of Wayne to utilize the awarded funds to prepare an independent waste management study that aims to determine the viability of a future cooperative program for the collection, hauling and disposal of municipal solid waste; and

WHEREAS, the Uniform Shared Services and Consolidation Act (the "Act"), N.J.S.A. 40A:65-1 to 40A:65-35, provides that any local unit may, by adoption of a resolution of its governing body, enter into an agreement with any other local unit or units to provide or receive any service that each local unit participating in the agreement is empowered to provide or receive within its own jurisdiction; and

WHEREAS, the duration of this agreement is a period of five (5) years.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Council of the Borough of Totowa are hereby authorized to execute a Shared Service Agreement with the Township of Wayne for the completion of an independent waste management study, in the amount of \$50,000.00, as was provided by the LEAP grant for 2025 for a five (5) year contract, a copy of said Agreement being on file in the office of the Municipal Clerk and hereby approved.

BE IT FURTHER RESOLVED, that in accordance with N.J.S.A. 40A:65-4b a copy of the Agreement shall be filed, for informational purposes, with the Division of Local Government Services in the Department of Community Affairs.

Upon the recommendation of the Committee, there was a motion by Councilman Picarelli, seconded by Councilman D'Angelo to hire Gabriella DePalma as an Intern to work in the Building Department. On roll call vote, all members of the Council present voted in the affirmative.

COMMITTEE ON PUBLIC SAFETY:

There was a motion by Councilman D'Angelo, seconded by Councilman Bucher to approve a grade increase for Patrol Officer Matthew Cossari from Grade 2 to Grade 1. On roll call vote, all members of the Council present voted in the affirmative.

A letter from Volunteer Fire Company No. 1 advising that Vincent A. Marciano has been nominated as their candidate for Fire Chief was received and filed.

COMMITTEE ON PUBLIC WORKS:

There was no report.

COMMITTEE ON ENGINEERING & PUBLIC PROPERTY:

There was a motion by Councilman Fierro, seconded by Councilman Reynoso to adopt the following Resolution Authorizing A Pump And Gearbox Overhaul For The South End Pump Station. On roll call vote, all members of the Council present voted in the affirmative.

RESOLUTION NO. 117-2025

RESOLUTION AUTHORIZING A PUMP AND GEARBOX OVERHAUL FOR THE SOUTH END PUMP STATION

WHEREAS, the Borough of Totowa Department of Public Works ("DPW") Superintendent has advised the Mayor and Council of the Borough of Totowa that the Pump and Gearbox for the South End Pump Station is no longer working satisfactorily and must be repaired as soon as possible; and

WHEREAS, the Pump Station services the residents of the Borough of Totowa by collecting sanitary sewerage waste from individual users throughout the municipality where it is processed and conveyed to the Passaic Valley Sewerage Commissioners located in Newark, New Jersey for proper treatment and disposal; and

WHEREAS, the Borough of Totowa DPW Superintendent has recommended that the existing Pump and Gearbox be overhauled; and

WHEREAS, North Jersey Wastewater Cooperative Pricing System Contract No. B279-8 has been awarded to Integrated Power Services, 18 Sebago Street, Clifton, New Jersey 07013 for the repair, replacement and/or installation of pumps and related equipment; and

WHEREAS, Integrated Power Services has submitted a proposal dated February 13, 2025 for the Pump and Gearbox overhaul in the amount of \$14,685.00, a copy of which is on file on the office of the Borough of Totowa Municipal Clerk; and

WHEREAS, the Mayor and Council of the Borough of Totowa desire to authorize these necessary repairs for the South End Pump Station for the general health, safety and well-being of the residents of the Borough of Totowa; and

WHEREAS, pursuant to Local Public Contracts Law, the overhaul of the Pump and Gearbox may be authorized by the Borough of Totowa 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 Integrated Power Services for the overhaul of the Pump and Gearbox for the South End Pump Station in the amount of \$14,685.00.

BE IT FURTHER RESOLVED, that the Mayor and Council of the Borough of Totowa do hereby authorize Integrated Power Services to provide the labor and materials for the overhaul of the Pump and Gearbox for the South End Pump Station.

COMMITTEE ON LIAISON & INSPECTION:

There was a motion by Councilman Reynoso, seconded by Councilwoman Coiro to adopt the following Resolution Authorizing The Expenditure Of Affordable Housing Trust Fund Monies To Christian Health For The Development Of Affordable Housing On Block 12, Lot 2. On roll call vote, all members of the Council present voted in the affirmative.

RESOLUTION NO. 118-2025

RESOLUTION AUTHORIZING THE EXPENDITURE OF AFFORDABLE HOUSING TRUST FUND MONIES TO CHRISTIAN HEALTH FOR THE DEVELOPMENT OF AFFORDABLE HOUSING ON BLOCK 12, LOT 2

WHEREAS, pursuant to N.J.A.C. 5:93-8.16, the Borough of Totowa may use its Affordable Housing Trust Fund for the purpose of addressing the municipal fair share, including new construction; and

WHEREAS, Christian Health seeks to construct 141 affordable rental units for low-income seniors (the "Project") on the property identified as Block 12, Lot 2 on the official Tax Map of the Borough of Totowa, County of Passaic, State of New Jersey and more commonly known as 140 Shepherds Lane, Totowa, New Jersey (the "Property"); and

WHEREAS, the Borough of Totowa proposes to contribute \$1,500,000.00 to Christian Health to support the production of affordable housing; and

WHEREAS, the payments will be contingent upon Christian Health meeting certain milestones throughout the development and completion of the Project; and

WHEREAS, the Borough of Totowa filed a declaratory judgment action to approve the Borough's Housing Element and Fair Share Plan and has entered into a court-approved settlement agreement with Fair Share Housing Center approving the Borough's proposed affordable housing strategy (the "Settlement Agreement"); and

WHEREAS, the units developed by Christian Health on the Property are an essential component of the Borough's Fourth Round Housing Element and Fair Share Plan; and

WHEREAS, the Borough of Totowa's proposed contribution to Christian Health is reflected in the Spending Plan which will be adopted by the Borough of Totowa as part of its compliance with the Settlement Agreement.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Council of the Borough of Totowa do hereby authorize the expenditure of \$1,500,000.00 from the municipal Affordable Housing Trust Fund subject to the adoption of the Borough's Spending Plan and Superior Court approval of the Borough of Totowa's Fourth Round Housing Element and Fair Share Plan and implementing ordinances.

A letter from the Totowa PAL inviting the Mayor and Council to their Football Pep Rally on Friday, September 12, 2025 at 6:00 p.m. was received and filed.

COMMITTEE ON LEGISLATION & ORDINANCES:

There was a motion by Councilwoman Coiro, seconded by Councilman Picarelli to introduce on first reading, refer to the Planning Board for their review and advertise for public hearing the following entitled ordinance. On roll call vote, all members of the Council present voted in the affirmative.

ORDINANCE NO. 14-2025

A CORRECTIVE ORDINANCE OF THE BOROUGH OF TOTOWA, COUNTY OF PASSAIC, NEW JERSEY, RELATED TO THE NORTH JERSEY DEVELOPMENTAL CENTER SECOND AMENDMENT TO REDEVELOPMENT PLAN FOR THE PROPERTY IDENTIFIED ON THE TAX MAP OF THE BOROUGH AS BLOCK 154, LOTS 19.01, 19.02, 19.04, 19.05, 19.06, 19.08, 19.09, 19.10, 19.11 AND 19.12 AND FORMERLY KNOWN AS BLOCK 154, LOT 19 AND BLOCK 154.01, LOT 1

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