

BOROUGH OF TOTOWA  
COUNTY OF PASSAIC  
STATE OF NEW JERSEY

RESOLUTION NO. 46-2026

RESOLUTION AUTHORIZING THE BOROUGH OF TOTOWA PLANNING BOARD  
TO CONDUCT A PRELIMINARY INVESTIGATION TO DETERMINE IF  
CERTAIN PROPERTY IDENTIFIED ON THE BOROUGH OF TOTOWA  
TAX MAP AS BLOCK 177, LOT 2.01 IS AN AREA IN NEED OF  
REDEVELOPMENT UNDER THE PROVISIONS OF THE NEW JERSEY  
LOCAL REDEVELOPMENT AND HOUSING LAW

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. as amended and supplemented (the "Redevelopment Law"), authorizes municipalities to determine whether certain parcels of land within the municipality constitute an area in need of redevelopment; and

WHEREAS, to make such a determination under the Redevelopment Law, the Governing Body of the Borough of Totowa must first authorize the Borough of Totowa Planning Board ("the Planning Board") to conduct a preliminary investigation of the area and make recommendations to the Governing Body; and

WHEREAS, the Mayor and Council of the Borough of Totowa believe that it is in the best interests of the Borough of Totowa that an investigation occurs with respect to the properties identified on the Borough tax map as Block 177, Lot 2.01 (the "Study Area") and to determine whether all or portion of the Study Area meets the criteria set forth in the Redevelopment Law to be designated as an area in need of redevelopment; and

WHEREAS, the Mayor and Council of the Borough of Totowa therefore authorize and directs the Planning Board to conduct an investigation of the Study Area and to make recommendations to the Governing Body, all in accordance with the Redevelopment Law; and

WHEREAS, the redevelopment area determination requested hereunder, in connection with the Study Area authorizes the Governing Body to use all those powers provided by the Redevelopment Law for use in a redevelopment area except the power of eminent domain; (hereinafter referred to as a "Non-condemnation Redevelopment Area").

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

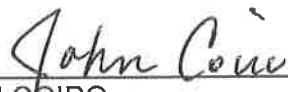
1. The foregoing recital is incorporated herein as if set forth in full.

2. The Planning Board is hereby authorized and directed to conduct an investigation, pursuant to the Redevelopment Law to determine if the Study Area satisfies the criteria set forth in the Redevelopment Law and should be designated a "Non-condemnation Redevelopment Area."
3. As part of its investigation, the Planning Board shall prepare a map showing the boundary of the Study Area.
4. The Planning Board shall conduct a public hearing in accordance with the Redevelopment Law, after giving due notice of the proposed boundary of the Study Area and the date of the hearing to any persons who are interested in or would be affected by a determination that the Study Area shall be a Non-condemnation Redevelopment Area.
5. At the public hearing, the Planning Board shall hear all persons who are interested in or would be affected by a determination that the Study Area is an area in need of redevelopment and evidence in support of those objections shall be received and considered by the Planning Board and shall be made part of the public record.
6. After conducting its investigation, preparing a map of the Study Area and conducting a public hearing at which all objections to the proposed designation are received and considered, the Planning Board shall make a recommendation to the Governing Body as to whether the Governing Body should designate all or a portion of the Study Area as a Non-condemnation Redevelopment Area.
7. A copy of this resolution shall be filed in the Office of the Borough of Totowa Municipal Clerk.

ATTEST:

  
\_\_\_\_\_  
JOSEPH WASSEL, RMC  
MUNICIPAL CLERK

BOROUGH OF TOTOWA

By:   
\_\_\_\_\_  
JOHN COIRO  
MAYOR

I, Joseph Wassel, Municipal Clerk of the Borough of Totowa do hereby certify that the above is a true copy of a Resolution passed by the Municipal Council of the Borough of Totowa at a Regular Meeting held on February 10, 2026.

  
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JOSEPH WASSEL, RMC  
MUNICIPAL CLERK

DATED: February 10, 2026