

BOROUGH OF TOTOWA

MINUTES OF THE MAYOR AND COUNCIL

August 11, 2026

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 have a swearing in ceremony to administer the Oath of Allegiance and Office to Anthony Martinez appointed as a Patrol Officer of the Borough of Totowa Police Department. On roll call vote, all members of the Council present voted in the affirmative.

Mayor Coiro went to the front of the dais and asked Council President Lou D'Angelo, Chairman of the Public Safety Committee and Acting Police Chief Brian Mulroony to join him. Mayor John Coiro then asked Anthony Martinez to approach the dais to take the Oath of Allegiance and Office for Patrol Officer.

Mayor Coiro stated that this is one of the nicest nights that we have when we get to appoint a new officer. Noted that we had an opening on the force due to the retirement of Captain Keith Schaffer and said what better than to appoint a local boy as one of our officers. Gave a little background on Anthony and said he knew him for a long time going back to his Orange Theory days. Remarked that we are happy to have Anthony join our Police Department.

Mayor John Coiro administered the Oath of Allegiance and Office to Patrol Officer Anthony Martinez, with his partner Kristen holding the Bible and his daughter Sienna by his side.

Councilman D'Angelo said he recently met Anthony and said he'll be a perfect fit to the department, told him to be well on the job and to utilize his brothers and sisters from the department who are all standing in the back of the room tonight.

Acting Police Chief Mulroony welcomed Anthony, thanked the Mayor and Council and then proceeded to provide a little background information on Anthony.

Patrol Officer Martinez thanked the Mayor and Council, Brendan and Pete Murphy and said he is excited to work with a bunch of local guys that he already knows.

A badge symbolic to the rank of Patrol Officer was presented to Patrol Officer Anthony Martinez by Acting Chief Mulroony.

Congratulations were extended to Patrol Officer Martinez by the rest of the Council, the Borough Clerk and Borough Attorney.

Mayor Coiro called for a recess, so all in attendance could also offer their congratulations to our new Patrol Officer.

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: Said that though he couldn't attend, wanted to congratulate everyone involved for a great National Night Out event. Mayor Coiro: Commented that we had the most people ever and the PBA did an excellent job.

CITIZENS HEARD:

Carole Palumbo, 304 Lincoln Avenue: Said she is still concerned about the handicapped ramp that was installed on the corner of her property and questioned why the other two properties across the street didn't have them installed. Continued that while a catch basin was installed the water still comes onto her sidewalk. Mayor Coiro: Replied that we installed an extra catch basin and asked if it is catching the rain water. Also asked if the water is entering her driveway. Ms. Palumbo: Answered, no, not yet. Mayor Coiro: Instructed DPW Superintendent Jim Niland to check it out during the next rainstorm and report back. Also, said that he would speak with our Engineer about the ADA requirements and any other possible solutions.

Rosa Turano, 94 Hudson Avenue: Said there is water sitting in the back of her yard and though last year you told DPW Superintendent Jim Niland to install two catch basins, when she called Jim he told her he couldn't install them because of the pipe. Also said there are weeds and other overgrowth in the back and along her fence. DPW Superintendent Niland: Stated that he would have the catch basins cleaned within the next two weeks and also told Mrs. Turano that another catch basin will not help because it will not drain out of the existing pipe. Mrs. Turano: Then said there is a little hill above her property and asked if a catch basin could be installed there. DPW Superintendent Niland: Told her that during a heavy rain that would just be another place for the water to come out. A conversation ensued. Mayor Coiro: Informed Mrs. Turano that he and Jim would go back out there and see if there is something else that we can do.

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 July 28, 2026. On roll call vote, all members of the Council present voted in the affirmative. Councilman Bucher abstained from the voting.

COMMITTEE ON FINANCE:

There was a motion by Councilman Picarelli, seconded by Councilman D'Angelo to approve Resolution No. 2026-17 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 a tax refund to Emergence Church, Inc., 930 N. Riverview Drive, Block 169, Lot 6, Qualifier C0004 and C0007 due to a 100% Exemption for a Religious Organization. On roll call vote, all members of the Council present voted in the affirmative.

RESOLUTION

WHEREAS, Emergence Church, Inc., 930 N. Riverview Drive, Block 169, Lot 6, Qualifier C0004 and C0007 has applied for a 100% exemption for a Religious Organization on the above two properties; and

WHEREAS, Emergence Church, Inc. meets all requirements for the exemption; and

WHEREAS, the exemption becomes effective on June 18, 2026 and is exempt from that date; and

WHEREAS, Emergence Church, Inc. paid the taxes from June 18, 2026 to June 30, 2026, for Qualifier C0004 and C0007 in the amount of \$2,001.40 and \$2,648.02 respectively and is therefore entitled to refunds of \$2,001.40 and \$2,648.02 respectively.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Totowa that the Treasurer is authorized to refund \$2,001.40 and \$2,648.02 to Emergence Church, Inc. and upon paying the refund due to the Taxpayer, this property will be exempted from future tax payments.

There was a motion by Councilman Picarelli, seconded by Councilman D'Angelo to adopt the following resolution to effectuate the redemption of Tax Sale Certificate Number 23-00002 for 434 Union Boulevard, Block 103, Lot 10.03. On roll call vote, all members of the Council present voted in the affirmative.

RESOLUTION

Tax Sale Certificate Number 23-00002
Block 103, Lot 10.03
Property: 434 Union Boulevard, Totowa, New Jersey 07512
Owner: William Ng

WHEREAS, at the Municipal Tax Sale on October 17, 2024, a lien was sold on Block 103, Lot 10.03; and

WHEREAS, this lien known as Tax Sale Certificate Number 23-00002, was sold to MGRP TL Capital LLC for a 0% redemption fee and a premium of \$39,100.00; and

WHEREAS, William Ng, the owner of the property, has effected redemption of Tax Sale Certificate Number 23-00002 in the amount of \$63,386.39 as of August 11, 2026.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Council of the Borough of Totowa do hereby authorize the Treasurer to issue a check in the amount of \$63,386.39 payable to MGRP TL Capital LLC for the redemption of Tax Sale Certificate Number 23-00002.

BE IT FURTHER RESOLVED, that the Mayor and Council do hereby authorize the Treasurer to issue a check in the amount of \$39,100.00 (premium) to the aforementioned Lien Holder.

There was a motion by Councilman Picarelli, seconded by Councilman D'Angelo to adopt the following Resolution Authorizing Extension Of Grace Period For Payment Of 3rd Quarter 2026 Taxes. On roll call vote, all members of the Council present voted in the affirmative.

RESOLUTION NO. 117-2026

RESOLUTION AUTHORIZING EXTENSION OF GRACE PERIOD FOR PAYMENT OF 3RD QUARTER 2026 TAXES

WHEREAS, the 3rd Quarter tax payment is normally due on August 1st, with a 10 day grace period; and

WHEREAS, the Borough of Totowa will not be able to print and mail out the 2026 Final/2027 Preliminary Tax Bills on time because of a delay; and

WHEREAS, the Borough of Totowa by law must allow the taxpayers a period of 25 days from the date of the mailing of the tax bill to make payment.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Council of the Borough of Totowa do hereby extend the grace period for the 3rd Quarter taxes to September 18, 2026.

BE IT FURTHER RESOLVED, that tax payments received after the extended grace period of September 18, 2026 will be charged interest back to the original due date of August 1, 2026 as required by law.

There was a motion by Councilman Picarelli, seconded by Councilman D'Angelo to adopt the following Resolution Authorizing The Closing Of Public Assistance Bank Accounts. On roll call vote, all members of the Council present voted in the affirmative.

RESOLUTION NO. 118-2026

RESOLUTION AUTHORIZING THE CLOSING OF PUBLIC ASSISTANCE BANK ACCOUNTS

WHEREAS, Public Assistance bank accounts are open at Valley Bank; and

WHEREAS, Public Assistance activity for the Borough of Totowa has been taken over by the County of Passaic and it was determined that these accounts should be closed.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Totowa, that the CMFO/Treasurer be authorized to close these accounts prior to December 31, 2026, as listed below:

Public Assistance #1 - \$7,228.61
Public Assistance #2 - \$4,284.90

BE IT FURTHER RESOLVED, that the CMFO/Treasurer is instructed to transfer the balances in Public Assistance #1 to the Current Fund and Public Assistance #2 to the County of Passaic.

There was a motion by Councilman Picarelli, seconded by Councilman D'Angelo to adopt the following Resolution Authorizing The Closing Of Special Assessment Trust Bank Account. On roll call vote, all members of the Council present voted in the affirmative.

RESOLUTION NO. 119-2026

RESOLUTION AUTHORIZING THE CLOSING OF
SPECIAL ASSESSMENT TRUST BANK ACCOUNT

WHEREAS, a Special Assessment Trust bank account is open at Valley Bank; and

WHEREAS, the Special Assessment Trust account is no longer needed and it was determined that this account should be closed.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Totowa, that the CMFO/Treasurer be authorized to close this account prior to December 31, 2026, in the amount of \$100.95.

BE IT FURTHER RESOLVED, that the CMFO/Treasurer is instructed to transfer the balance in the Special Assessment Trust account to the Current Fund.

COMMITTEE ON PUBLIC SAFETY:

There was a motion by Councilman D'Angelo, seconded by Councilman Bucher to adopt the following Resolution Of The Borough Of Totowa Authorizing The Payment Of Terminal Leave Benefits To Keith C. Schaffer. On roll call vote, all members of the Council present voted in the affirmative.

RESOLUTION NO. 120-2026

RESOLUTION OF THE BOROUGH OF TOTOWA AUTHORIZING THE
PAYMENT OF TERMINAL LEAVE BENEFITS TO KEITH C. SCHAFFER

WHEREAS, Keith C. Schaffer began his employment with the Borough of Totowa as a Patrol Officer in the Police Department on June 23, 1992; and

WHEREAS, Keith C. Schaffer retired from the Borough of Totowa Police Department as a Captain effective June 1, 2026; and

WHEREAS, the policy of the Borough of Totowa is that employees with twenty-five (25) years of service are entitled to a maximum of one hundred thirty (130) days of Terminal Leave to be paid upon retirement; and

WHEREAS, the Terminal Leave amount is calculated at the amount of sick day benefits, not to exceed one hundred thirty (130) days or eighty-seven (87) days for those employees under the Pitman/12 Hour Shift Schedule, at the daily rate of pay of the last twelve (12) months of service upon retirement; and

WHEREAS, Keith C. Schaffer has accumulated eighty-seven (87) unused sick days and has completed more than twenty-five (25) years of service as an employee of the Borough of Totowa; and

WHEREAS, Keith C. Schaffer does hereby waive any other claim and/or claims for any salary, benefits and/or other compensation.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Totowa that Keith C. Schaffer is granted eighty-seven (87) days of accumulated sick leave (Terminal Leave) for a total amount of ninety-nine thousand twenty-one and 50/100 Dollars (\$99,021.50). Said monies are given in full and final consideration of any and all claims that Keith C. Schaffer may have against the Borough of Totowa.

COMMITTEE ON PUBLIC WORKS:

There was no report.

COMMITTEE ON ENGINEERING & PUBLIC PROPERTY:

A letter was received from the Totowa Public Library requesting permission to use the Municipal Parking Lot for their first-ever Library Freecycle Day where residents can donate gently used household items and exchange them with others, along with Document Shredding, Clothing Drive, Eyeglass Collection, and a Food Drive sponsored by Senator Kristin Corrado on Saturday, September 26, 2026. There was a motion by Councilman Fierro, seconded by Councilman Reynoso to grant permission. On roll call vote, all members of the Council present voted in the affirmative.

A letter was received from residents of Raphael Road requesting permission to have a block party on September 12, 2026 (rain date September 13th) from 3:00 – 10:00 p.m. between Rosengren Avenue and Mitchell Avenue. There was a motion by Councilman Fierro, seconded by Councilman Reynoso to approve the request. On roll call vote, all members of the Council present voted in the affirmative. Councilman D'Angelo abstained from the voting.

STREET CLOSING AUTHORIZED BY THE MAYOR

Under the authority vested in me as Mayor of the Borough of Totowa,
County of Passaic, State of New Jersey, by virtue of N.J.S.A. 40:67-16.9
and the Code of the Borough of Totowa Chapter No. 398-42,

I, Mayor John Coiro, do hereby order and direct that Raphael Road
between Rosengren Avenue and Mitchell Avenue be closed to vehicular traffic
on September 12, 2026 (rain date September 13th) from 3:00 p.m. until 10:00 p.m.

I further direct that proper signs and barriers be erected on
Raphael Road at Rosengren Avenue and Mitchell Avenue and that the Totowa
Police Department control and regulate, as well as enforce, this regulation.

COMMITTEE ON LIAISON & INSPECTION:

There was no report.

COMMITTEE ON LEGISLATION & ORDINANCES:

There was a motion by Councilwoman Coiro, seconded by Councilman Picarelli to adopt the following Resolution Recognizing September 2026 As Ovarian Cancer Awareness Month In The Borough Of Totowa. On roll call vote, all members of the Council present voted in the affirmative.

RESOLUTION NO. 121-2026

RESOLUTION RECOGNIZING SEPTEMBER 2026 AS OVARIAN CANCER AWARENESS MONTH IN THE BOROUGH OF TOTOWA

WHEREAS, ovarian cancer is the fifth leading cause of cancer-related death among women in the United States, and the American Cancer Society estimates that in 2026 approximately 20,890 women will be diagnosed with ovarian cancer and 12,730 will die from the disease nationwide—including an estimated 670 new cases and 340 deaths in New Jersey; and

WHEREAS, a woman's lifetime risk of being diagnosed with ovarian cancer is approximately 1 in 91, and her lifetime risk of dying from the disease is approximately 1 in 143; and

WHEREAS, due to vague, nonspecific symptoms and the absence of a reliable early detection test, the majority of women are diagnosed at Stage III or later, when the cancer has already spread beyond the ovaries; and

WHEREAS, although the five-year survival rate for Stage I ovarian cancer exceeds 90 percent, only 15 percent of cases are diagnosed at this early stage. For those diagnosed in later stages, the five-year survival rate drops below 30 percent; and

WHEREAS, while screening tools such as mammograms and Pap tests exist for breast and cervical cancers, no equivalent screening test exists for ovarian cancer, making awareness of symptoms and risk factors essential for early intervention; and

WHEREAS, increased public education about ovarian cancer can help save lives by promoting earlier diagnosis, supporting access to gynecologic oncology care, and encouraging research funding for better detection and treatment options; and

WHEREAS, during the month of September, the Borough of Totowa joins survivors, families, healthcare professionals, advocacy organizations, and all those committed to raising awareness, remembering lives lost, and offering hope for a future with better outcomes and ultimately, a cure.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Council of the Borough of Totowa do hereby recognize September 2026 as Ovarian Cancer Awareness Month in the Borough of Totowa, New Jersey, and encourage all residents to participate in awareness activities, wear teal in support, and engage in conversations that help save lives and support the thousands of families affected by this devastating disease.

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