

BOROUGH OF TOTOWA

MINUTES OF THE MAYOR AND COUNCIL

September 22, 2026

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

ABSENT: Councilman Sanders Reynoso.

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 2026 Totowa Farm Level Passaic Valley Youth Softball League Champions and the Totowa 8U Bergen County Girls Summer Softball League Champions and to hold a public hearing on Ordinance No. 16-2026 as advertised. On roll call vote, all members of the Council present voted in the affirmative.

Mayor Coiro commented that a couple of months ago we had the boys' baseball champs here, so it's nice to have the girls' softball champs here now. Continued by saying that we like it when our Totowa teams beat other towns' teams, but it's more about teamwork,

hard work and dedication and we really enjoy celebrating our youth and congratulated all the softball players and coaches on winning their championships. Mayor Coiro began with the 8U Bergen County Girls Softball League and then the 3rd & 4th Grade Farm Level Passaic Valley Youth Softball League Championship teams. Mayor Coiro started with the coaches for each team who gave a recap of their season and continued with the players for each team and presented each with a Sports Award Certificate. After each team was presented with Sports Award Certificates, pictures were taken.

Mayor Coiro announced that we would take a short recess so additional pictures could be taken of the teams and personal congratulations could be extended by the Mayor and Council.

Municipal Clerk Wassel announced that Ordinance No. 16-2026 has been advertised for public hearing for Tuesday, September 22, 2026.

Municipal Clerk Wassel read the legal notice and the title of Ordinance No. 16-2026.

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. 16-2026.

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. 16-2026 by title:

ORDINANCE NO. 16-2026

AN ORDINANCE TO AMEND THE CODE OF THE BOROUGH OF TOTOWA CHAPTER 186 ENTITLED “FIRE PREVENTION”, ARTICLE I, “ENFORCEMENT OF FIRE CODE”, SECTION 8, “ADDITIONAL REQUIRED INSPECTIONS AND FEES”

There was a motion by Councilman D’Angelo, seconded by Councilman Picarelli to adopt Ordinance No. 16-2026 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 D’Angelo: Congratulated Councilman Fierro on his impending nuptials over in Italy.

CITIZENS HEARD:

Monwar Shahid, 21 Mair Avenue: Said he was here due to the water problems he’s having since the paving. Mayor Coiro: Replied that he sympathizes with them and told him this was supposed to be done back in August. Informed him that our contractor is back in town and the engineer will get him to go back to Mair Avenue to install the berm.

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 September 8, 2026. 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. 2026-20 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 Settlement Of The 2024, 2025 & 2026 Tax Appeals Entitled James Ryan LLC V. Borough Of Totowa. On roll call vote, all members of the Council present voted in the affirmative.

RESOLUTION NO. 129-2026

RESOLUTION AUTHORIZING SETTLEMENT OF THE 2024, 2025 & 2026 TAX APPEALS ENTITLED JAMES RYAN LLC 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 To Acknowledge Receipt Of And Accept The 2025 Audit Corrective Action Plan. On roll call vote, all members of the Council present voted in the affirmative.

RESOLUTION NO. 130-2026

RESOLUTION TO ACKNOWLEDGE RECEIPT OF AND ACCEPT
THE 2025 AUDIT CORRECTIVE ACTION PLAN

WHEREAS, by Resolution No. 21-2026 dated January 1, 2026, the Mayor and Council of the Borough of Totowa authorized the firm of Lerch, Vinci & Bliss, LLP, 17-17 Route 208, Fair Lawn, New Jersey 07410, to serve as the Municipal Auditor for the Borough of Totowa; and

WHEREAS, the professional services to be provided by the Municipal Auditor include but are not limited to auditing the financial statements for the Borough of Totowa; preparing the unaudited annual financial statement; review and certification of the annual budget; and preparing the annual debt statement and performing all general auditing services as needed; and

WHEREAS, the Municipal Auditor has completed the Borough of Totowa, Passaic County, New Jersey Report of Audit Year Ended December 31, 2025; and

WHEREAS, the Municipal Clerk and Chief Financial Officer/Treasurer prepared the 2025 Audit Corrective Action Plan based on the recommendations listed in the Audit Report, a copy of which is on file in the office of the Borough of Totowa Municipal Clerk; and

WHEREAS, copies of the 2025 Audit Corrective Action Plan have been distributed to the Mayor and Council of the Borough of Totowa and the Recommendations and 2025 Audit Corrective Action Plan have been forwarded to all affected personnel.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Council of the Borough of Totowa do hereby acknowledge receipt of and accept the 2025 Audit Corrective Action Plan as prepared by the Municipal Clerk and Chief Financial Officer/Treasurer.

COMMITTEE ON PUBLIC SAFETY:

There was no report.

COMMITTEE ON PUBLIC WORKS:

There was no report.

COMMITTEE ON ENGINEERING & PUBLIC PROPERTY:

A letter was received from the Friends of the Totowa Library requesting permission to use the Municipal Parking Lot for a bus trip to the Zimmerli Art Museum – Rutgers, New Brunswick on Friday, October 9, 2026. There was a motion by Councilman Fierro, seconded by Councilman Bucher to approve the request. On roll call vote, all members of the Council present voted in the affirmative.

A letter was received from the Totowa Seniors requesting permission to use the Municipal Parking Lot for a bus trip to Wind Creek Casino in Bethlehem, PA on Monday, October 5, 2026 and Monday, December 7, 2026. There was a motion by Councilman Fierro, seconded by Councilman Bucher to grant permission. On roll call vote, all members of the Council present voted in the affirmative.

COMMITTEE ON LIAISON & INSPECTION:

There was a motion by Councilwoman Coiro, seconded by Councilman Fierro to approve Change Order No. 1 for a net decrease of \$15,000.00 and Payment Estimate No. 3 (Final) in the amount of \$202,509.90 to Quality Electrical Construction for the PAL Fields Lighting Project. On roll call vote, all members of the Council present voted in the affirmative.

Upon the recommendation of the Committee, there was a motion by Councilwoman Coiro, seconded by Councilman Fierro to appoint Nicolino Gallo as Board of Adjustment Commissioner (Alt. 2). On roll call vote, all members of the Council present voted in the affirmative.

MAYOR'S APPOINTMENT

I, Mayor John Coiro, with the advice and consent of the Council
do hereby appoint Nicolino Gallo as Board of Adjustment Commissioner (Alt. 2)
for the unexpired term ending December 31, 2027.

There was a motion by Councilwoman Coiro, seconded by Councilman Fierro to confirm the appointment. On roll call vote, all members of the Council present voted in the affirmative.

COMMITTEE ON LEGISLATION & ORDINANCES:

There was a motion by Councilwoman Coiro, seconded by Councilman Picarelli to adopt the following Proclamation In Celebration Of The 100th Birthday Of John Safran. On roll call vote, all members of the Council present voted in the affirmative.

PROCLAMATION IN CELEBRATION OF THE 100th BIRTHDAY OF JOHN SAFRAN

WHEREAS, the Borough of Totowa is honored to join with the family and friends of John Safran in celebrating his remarkable milestone of reaching his 100th birthday; and

WHEREAS, at just 17 years of age, John answered the call to serve his country by enlisting in the United States Navy, proudly serving from 1943 through 1947 during World War II; and

WHEREAS, John served aboard the USS Coronis, a Landing Craft Repair Ship, supporting military operations in the Pacific, including the Solomon Islands, Okinawa, Subic Bay, the Philippines, and the occupation of Japan; and

WHEREAS, for his honorable military service, John received numerous awards and decorations, including the Combat Action Ribbon, China Service Medal, Navy Occupation Service Medal, Philippine Liberation Ribbon, World War II Victory Medal, and Asiatic-Pacific Campaign Medal with one star; and

WHEREAS, following his military service, John returned to New Jersey, where he worked as a mason, truck driver, and in electric motor repair, while building a life dedicated to his family and community; and

WHEREAS, John married in 1955 and is the proud father of two sons. He has also remained a steadfast supporter of his fellow veterans through 79 years of membership in the American Legion; and

WHEREAS, reaching the age of 100 is a truly extraordinary milestone, representing a century of memories, accomplishments, service, family, friendship, and contributions to our community and nation.

NOW, THEREFORE, BE IT PROCLAIMED, that the Mayor and Council of the Borough of Totowa proudly extend their heartfelt congratulations and best wishes to John Safran on the occasion of his 100th Birthday, and express their sincere appreciation for his distinguished military service and the example he has provided through a century of life.

There was a motion by Councilwoman Coiro, seconded by Councilman Picarelli to approve Raffle License Application No. 2501 for the Borough of Totowa Public Library Foundation for an Off-Premise 50-50 to be held on February 11, 2027. On roll call vote, all members of the Council present voted in the affirmative.

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