

BOROUGH OF TOTOWA

MINUTES OF THE MAYOR AND COUNCIL

July 8, 2025

PRESENT: Mayor John Coiro, presiding, Council President Lou D'Angelo, Councilman Anthony Picarelli, Councilman Patrick Fierro, Councilman Sanders Reynoso, 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 accept the letter of resignation from Councilman John Capo, accept the nominees and appoint a person to fill the vacancy of Council; and to hold a public hearing on Ordinance No. 09-2025 as advertised. On roll call vote, all members of the Council present voted in the affirmative.

Municipal Clerk Wassel advised the Mayor and Council that he was in receipt of a letter of resignation from Councilman John Capo and then read the letter as follows:

From: Councilman John F. Capo
To: Mayor and Town Council

June 27, 2025

Dear Mayor Coiro and Council Members,

It is with a mixture of gratitude and regret that I submit my resignation from my position as councilman, effective June 30, 2025.

Serving as a councilman for Totowa has been an extraordinary honor and one of the most fulfilling experiences of my professional life. Over the past years, I have had the privilege of working alongside dedicated colleagues and constituents to improve the quality of life in our community.

This decision has not been made lightly, but after much reflection, I believe it is the right move for both my personal and professional development. As I step down, I am confident that the council will continue to uphold the values that make Totowa exceptional.

I am profoundly grateful for the support and trust that you, my fellow council members, and the residents of Totowa have shown me over the years. I look forward to seeing the continued progress and success of Totowa under your leadership.

Thank you once again for the opportunity, honor and privilege to serve the wonderful borough of Totowa.

Sincerely,
John F. Capo
Councilman

Mayor Coiro said Councilman Capo has been on the Council since January 1, 2017 and went on to reflect on Councilman Capo's life and career as a Councilman.

There was a motion by Councilman D'Angelo, seconded by Councilman Picarelli to accept Councilman Capo's resignation with regrets. On roll call vote, all members of the Council present voted in the affirmative.

Councilman D'Angelo said it has been a privilege to run with John, and though he's the senior Councilman, learned a lot from John's knowledge.

Councilman Picarelli stated John is a stand up guy and it was an honor to call him his colleague.

Councilman Fierro said John had a wealth of knowledge and it was great serving with him.

Councilman Reynoso concurred with all the nice things said about John and how he would reach out to him for his knowledge when he first became a Councilman.

Municipal Clerk Wassel advised the Mayor and Council that he was in receipt of the following letter from Peter A. Murphy, Chairman of the Totowa Borough Republican Club, Inc. regarding the submission of eligible nominees—as unanimously selected by the Totowa Republican County Committee—to fill the vacancy of Council that was created by the resignation of Councilman John Capo.

Mr. Joseph Wassel
Borough Clerk
537 Totowa Road at Cherba Place
Totowa, NJ 07512

July 8, 2025

Dear Mr. Wassel:

Due to the resignation of John Capo as a Councilman in the Borough of Totowa effective June 30, 2025, a meeting of the Totowa Republican County Committee was held for the purpose of selecting three individuals for the Borough Council to consider to fill the unexpired term of John Capo. I am please to announce that the nominees who were unanimously selected by the Totowa Republican County Committee are:

1. Kristen Coiro
2. Giovanni D'Ambrosio
3. Anne Krautheim

All three nominees are members of the Republican Party and have met the qualifications as required by statute. Please submit these three individuals to the Borough Council for consideration to the vacancy on the Council.

Very truly yours,
Peter A. Murphy, Chairman
Totowa Borough Republican Club, Inc.

Municipal Clerk Wassel read the names of the three (3) nominees who are all members of the Republican Party and have met the qualifications as required by statute.

There was a motion by Councilman D'Angelo, seconded by Councilman Picarelli to acknowledge receipt of the letter from Peter A. Murphy, Chairman of the Totowa Borough Republican Club, Inc. and accept the names of the three (3) nominees to fill the vacancy of Council as submitted by the Totowa Republican County Committee. On roll call vote, all members of the Council present voted in the affirmative.

Councilman D'Angelo nominated Kristen Coiro to fill the vacancy for Council of the Borough of Totowa. The nomination was seconded by Councilman Picarelli. There were no other nominations.

There being no further nominations, there was a motion by Councilman D'Angelo, seconded by Councilman Picarelli to appoint Kristen Coiro as Councilwoman of the Borough of Totowa. On roll call vote, all members of the Council present voted in the affirmative.

Mayor Coiro advised everyone that there will be a swearing in ceremony for new Councilwoman Kristen Coiro at the next regularly scheduled Council Meeting to be held on Tuesday, July 22, 2025.

Municipal Clerk Wassel announced that Ordinance No. 09-2025 has been advertised for public hearing for Tuesday, July 8, 2025.

Municipal Clerk Wassel read the legal notice and the title of Ordinance No. 09-2025.

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. 09-2025.

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. 09-2025 by title:

ORDINANCE NO. 09-2025

AN ORDINANCE TO AMEND THE CODE OF THE BOROUGH OF TOTOWA TO REPEAL CHAPTER 189; TO ADOPT A NEW CHAPTER; TO ADOPT FLOOD HAZARD MAPS; TO DESIGNATE A FLOODPLAIN ADMINISTRATOR; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE

There was a motion by Councilman D'Angelo, seconded by Councilman Picarelli to adopt Ordinance No. 09-2025 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 Picarelli: Said he stopped at the Pool on the 4th of July and thanked the Board of Recreation for a great job and also pool member Louise Capra for her donation of hot dogs for the holiday.

Councilman Reynoso: 1) Commended the Board of Recreation for the installation of the inflatable slide at the Pool; 2) Our Summer Concert Series will continue tomorrow with Shipwreck; 3) This Friday night will be a movie night Dive-In at the Pool with the showing of Lilo & Stitch.

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 June 24, 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. 2025-14 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 approve payment of the 3rd Quarter 2025 Budget Allotment to the Borough of Totowa Public Library in the amount of \$400,745. 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 Picarelli to approve a grade increase for Patrol Officer Nicholas Duncan from Grade 8 Patrol Officer to Grade 7 Patrol Officer. 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 Councilman D'Angelo, seconded by Councilman Picarelli to advertise on our website to hire an employee for Police Support Services. 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 approve the firefighter application, the purchase of firefighter equipment and authorize a firefighter physical for Melanie A. Ferreira for Fire Rescue Company No. 4. On roll call vote, all members of the Council present voted in the affirmative.

COMMITTEE ON PUBLIC WORKS:

There was no report.

COMMITTEE ON ENGINEERING & PUBLIC PROPERTY:

There was a motion by Councilman Reynoso, seconded by Councilman Picarelli to adopt the following Resolution Authorizing Reimbursement To The Borough Of Woodland Park For Emergency Repairs To The Shared 24" Sanitary Sewer Force Main. On roll call vote, all members of the Council present voted in the affirmative.

RESOLUTION NO. 92-2025

RESOLUTION AUTHORIZING REIMBURSEMENT TO THE BOROUGH OF WOODLAND PARK FOR EMERGENCY REPAIRS TO THE SHARED 24" SANITARY SEWER FORCE MAIN

WHEREAS, emergency repairs were made to the shared 24" sanitary sewer force main utilized by the Township of Little Falls, Borough of Totowa and Borough of Woodland Park and located on McBride Avenue in Woodland Park; and

WHEREAS, these repairs included but were not limited to mobilizing stabilization, saw-cutting the roadway; excavating, removing and disposing of the unsuitable materials; locating and exposing the force main; cleaning the existing sewer force main; installing the universal repair clamp on the force main; placing $\frac{3}{4}$ " clean stone at the repair location; cleaning the site and demobilizing the area; and

WHEREAS, the repairs were performed on May 31, 2025 by Montana Construction, 80 Contant Avenue, Lodi, New Jersey 07644 at a total cost of \$23,333.33; and

WHEREAS, the Borough of Woodland Park paid for the costs incurred to repair the shared 24" sanitary sewer force main; and

WHEREAS, pursuant to an agreement previously entered into by the three (3) municipalities, the cost of this repair project shall be split between the municipalities on a pro rata basis with the allocation of costs set at 32.3% for Little Falls, 36.9% for Totowa and 30.8% for Woodland Park; and

WHEREAS, the Borough of Woodland Park has now invoiced the Borough of Totowa for their share of the costs for emergency repairs in the amount of \$8,610.00; and

WHEREAS, the Mayor and Council of the Borough of Totowa desire to authorize net payment in the amount of \$8,610.00 to the Borough of Woodland Park for the above repairs.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Council of the Borough of Totowa do hereby authorize the Borough of Totowa to reimburse the Borough of Woodland Park the sum of \$8,610.00 for their share of costs incurred for emergency repairs to the shared 24" sanitary sewer force main.

There was a motion by Councilman Reynoso, seconded by Councilman Picarelli to adopt the following Resolution Authorizing The Sale Of Real Property And Reservation Of Rights For The Property Identified As Block 170.02, Lot 2 In The Borough Of Totowa. On roll call vote, all members of the Council present voted in the affirmative.

RESOLUTION NO. 93-2025

RESOLUTION AUTHORIZING THE SALE OF REAL PROPERTY AND RESERVATION OF RIGHTS FOR THE PROPERTY IDENTIFIED AS BLOCK 170.02, LOT 2 IN THE BOROUGH OF TOTOWA

WHEREAS, the Borough of Totowa owns property identified as Block 170.02, Lot 2 on the official Tax Map of the Borough of Totowa and located at 200 West End Road (the "Property"); and

WHEREAS, the Property measures approximately 337,308 square feet (7.74 acres) in total land area and is located in the 1-3 Restricted Industry Zone; and

WHEREAS, N.J.S.A. 40A:12-13(a) authorizes local government units to sell real property owned by the governmental unit, not needed for public use, by open public sale at auction to the highest bidder; and

WHEREAS, the Mayor and Council of the Borough have determined that this property is not needed for public use; and

WHEREAS, the property was previously subdivided into 3 contiguous lots identified as Parcel A, Parcel B and Parcel C; and

WHEREAS, by Resolution No. 60-2010 dated June 15, 2010, the Mayor and Council of the Borough of Totowa authorized the leasing of Parcel A and B; and

WHEREAS, by Resolution No. 105-2011 dated December 13, 2011 and Resolution No. 106-2011 dated December 13, 2011, the Mayor and Council of the Borough of Totowa authorized land leases for Parcels A and B which will expire in 2027; and

WHEREAS, the Mayor and Council have determined that the 3 contiguous parcels shall be publicly sold as one lot; and

WHEREAS, N.J.S.A. 40A:12-13(a) also provides that the Governing Body may fix a minimum price for the public sale of real property; and

WHEREAS, the Borough Council has determined that \$10,000,000.00 is the fair market value for the Property and the buyer shall be responsible for all of the costs of the Borough in this sale; and

WHEREAS, bids will be solicited for the sale of the property identified as Block 170.02, Lot 2 on the official Tax Map of the Borough of Totowa and located at 200 West End Road; and

WHEREAS, pursuant to the provisions of N.J.S.A. 40A:12-14(a), the governing body may fix a minimum sale price with the reservation of the right to reject all bids where the highest bid is not accepted; and

WHEREAS, N.J.S.A. 40A:12-14(a) further provides that upon completion of the bidding the highest bid may be accepted, or all of the bids may be rejected.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Council of the Borough of Totowa do hereby authorize the sale of the property identified as Block 170.02, Lot 2 on the official Tax Map of the Borough of Totowa and located at 200 West End Road.

BE IT FURTHER RESOLVED, that the Mayor and Council of the Borough of Totowa do hereby establish a minimum sales price of \$10,000,000.00 for the Property.

BE IT FURTHER RESOLVED, that the Mayor and Council of the Borough of Totowa do hereby reserve the right to reject all bids where the highest bid is not accepted.

BE IT FURTHER RESOLVED, that the advertisement for the public sale of this Property shall include notice of the minimum rent and the reservation of rights.

COMMITTEE ON LIAISON & INSPECTION:

There was a motion by Councilman Reynoso, seconded by Councilman Fierro to adopt the following Resolution Amending The Resolution Of Need From The Borough Of Totowa. On roll call vote, all members of the Council present voted in the affirmative.

RESOLUTION NO. 94–2025

RESOLUTION AMENDING THE RESOLUTION OF NEED FROM THE BOROUGH OF TOTOWA

WHEREAS, Christian Health (hereinafter referred to as the “Sponsor”) proposes to construct Totowa Affordable Housing, (hereinafter referred to as the Project”) pursuant to the provisions of the New Jersey Housing and Mortgage Finance Agency Law of 1983, as amended (N.J.S.A. 55:14K-1 et seq.), the rules promulgated thereunder at N.J.A.C. 5:80-1.1, et seq., and all applicable guidelines promulgated thereunder (the foregoing hereinafter collectively referred to as the “HMFA Requirements”) within the Borough of Totowa (hereinafter referred to as the “Municipality”) on a site described as Lot 2, Block 12, as shown on the official Assessment Map of the Borough of Totowa, Passaic County and commonly known as 140 Shepherds Lane, Totowa, New Jersey; and

WHEREAS, the Project will be subject to the HMFA Requirements and the mortgage and other loan documents executed between the Sponsor and the New Jersey Housing and Mortgage Finance Agency (hereinafter referred to as the “Agency”); and

WHEREAS, by Resolution No. 49-2025, the Mayor and Council of the Borough of Totowa adopted Resolution No. 49-2025 dated March 25, 2025 approving the Resolution of Need from the Borough of Totowa for the Project which proposed that 136 units for low-income seniors would be provided by the Sponsor; and

WHEREAS, the Sponsor has increased the number of proposed units for low-income seniors from 136 units to 141 units for low-income seniors; and

WHEREAS, pursuant to the HMFA Requirements, the governing body of the Municipality hereby determines there is a need for this housing project and the additional units in the Municipality.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Totowa that:

1. The Mayor and Council finds and determines that the 141 units for low-income seniors Project proposed by the Sponsor meets or will meet an existing housing need;
2. The Mayor and Council adopts the within Resolution and makes the determination and findings contained herein by virtue of law, pursuant to and in conformity with the provisions of the HMFA Law to enable the Agency to process the Sponsor's application for Agency to Finance the Project.

COMMITTEE ON LEGISLATION & ORDINANCES:

There was a motion by Councilman Fierro, seconded by Councilman Picarelli to introduce on first reading 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. 10-2025

AN ORDINANCE TO AMEND THE ORDINANCE FIXING THE ANNUAL SALARIES AND WAGES OF THE OFFICIALS, EMPLOYEES AND THE APPOINTEES OF THE BOROUGH OF TOTOWA, COUNTY OF PASSAIC, STATE OF NEW JERSEY

There was a motion by Councilman Fierro, seconded by Councilman Picarelli to introduce on first reading, refer to the Planning Board 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. 11-2025

AN ORDINANCE TO AMEND THE CODE OF THE BOROUGH OF TOTOWA CHAPTER 415 ENTITLED "ZONING AND LAND USE", TO CREATE A NEW ARTICLE TO BE KNOWN AS "AHD ADULT HOUSING DISTRICT OVERLAY ZONE"

There was a motion by Councilman Fierro, seconded by Councilman Picarelli to approve Raffle License Application No. 2438 for the BPOE #2111 Passaic Valley Elks for an On-Premise 50-50 to be held on August 9, 2025 at the Elks Lodge. On roll call vote, all members of the Council present voted in the affirmative.

There was a motion by Councilman Fierro, seconded by Councilman Picarelli to approve Raffle License Application Nos. 2439 & 2440 for the BPOE #2111 Passaic Valley Elks for a Casino Night and On-Premise 50-50 to be held on September 20, 2025 at the Elks Lodge. On roll call vote, all members of the Council present voted in the affirmative.

There was a motion by Councilman Fierro, seconded by Councilman Picarelli to approve Raffle License Application Nos. 2441 & 2442 for the BPOE #2111 Passaic Valley Elks for a Tricky Tray and On-Premise 50-50 to be held on September 27, 2025 at the Elks Lodge. 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