

BOROUGH OF TOTOWA

MINUTES OF THE MAYOR AND COUNCIL

March 25, 2025

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

ABSENT: Councilman Patrick Fierro.

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 Dylan Mulroony appointed as a Patrol Officer of the Borough of Totowa Police Department and to hold a public hearing on Ordinance No. 05-2025 as advertised. 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 Police Chief Carmen Veneziano to join him. Mayor John Coiro then asked Dylan Mulroony 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 as you know, Dylan will not be the first Mulroony that we have working for us. Said he met with Dylan after learning that Lieutenant Jamie Titus was going to retire and opening up a spot on the force. Remarked that we are happy to have Dylan join our Police Department.

Mayor John Coiro administered the Oath of Allegiance and Office to Patrol Officer Dylan Mulroony, with his mom Candy holding the Bible, his dad Matt and brothers Tyler and Ayden by his side.

Councilman D'Angelo welcomed Dylan 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.

Police Chief Veneziano welcomed Dylan and thanked the Mayor and Council and then proceeded to provide a little background information on Dylan.

Patrol Officer Mulroony thanked everyone for coming tonight, his Mom and Dad, brothers Tyler and Ayden and his girlfriend Danielle. Continued by thanking Mr. Murphy (Republican Chairman Peter Murphy), the Mayor and Council and Chief Veneziano for the opportunity, and looked forward to working with my brothers and sisters of the Totowa Police Department. Concluded by thanking his fellow officers from Woodland Park who were here tonight and said that he will continue to support them as well.

A badge symbolic to the rank of Patrol Officer was presented to Patrol Officer Dylan Mulroony by Chief Veneziano.

Congratulations were extended to Patrol Officer Mulroony 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.

Municipal Clerk Wassel announced that Ordinance No. 05-2025 has been advertised for public hearing for Tuesday, March 25, 2025.

Municipal Clerk Wassel read the legal notice and the title of Ordinance No. 05-2025.

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. 05-2025.

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. 05-2025 by title:

ORDINANCE NO. 05-2025

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 D'Angelo, seconded by Councilman Picarelli to adopt Ordinance No. 05-2025 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.

There were no reports.

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 March 11, 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. 2025-07 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 Resolution No. 2025-08 Authorizing The Transfer Of 2024 Budget Appropriations. On roll call vote, all members of the Council present voted in the affirmative.

A letter from the American Legion Memorial Post No. 227 inviting the Mayor and Council to participate in the Annual Memorial Day Parade on Sunday, May 25, 2025 at 1:00 p.m. was received and filed.

COMMITTEE ON PUBLIC SAFETY:

There was no report.

COMMITTEE ON PUBLIC WORKS:

There was no report.

COMMITTEE ON ENGINEERING & PUBLIC PROPERTY:

There was a motion by Councilman Capo, seconded by Councilman Reynoso to acknowledge receipt of the following bids for the Sanitary Sewer Main Rehabilitation – Phases XII & XIII. On roll call vote, all members of the Council present voted in the affirmative.

<u>Company</u>	<u>Total Bid</u>
SWERP, Inc. Bristol, PA 19007	\$377,839.00
National Water Main Kearny, NJ 07032	\$436,328.60
Vortex Services, LLC Freehold, NJ 07728	\$475,877.75

Upon the recommendation of the Committee, there was a motion by Councilman Capo, seconded by Councilman Reynoso to adopt the following resolution to award the contract for the Sanitary Sewer Main Rehabilitation – Phases XII & XIII. On roll call vote, all members of the Council present voted in the affirmative.

RESOLUTION NO. 46-2025

RESOLUTION AUTHORIZING CONTRACT FOR
SANITARY SEWER MAIN REHABILITATION – PHASES XII & XIII

WHEREAS, in August of 2011, the Borough of Totowa suffered the devastating effects of Hurricane Irene which resulted in unprecedented flooding throughout the community; and

WHEREAS, following the Hurricane, the Borough of Totowa Municipal Engineer recommended the rehabilitation of portions of the sanitary sewer mains located throughout the municipality; and

WHEREAS, to date, eleven Phases of the on-going Sanitary Sewer Main Rehabilitation Project have been completed; and

WHEREAS, the Borough of Totowa Municipal Engineer has now recommended the rehabilitation of existing sanitary sewer mains within Willard Avenue in a northeasterly direction from William Place to Union Boulevard (Phase XII) and southwesterly direction from William Place to Totowa Road (Phase XIII); and

WHEREAS, the work in Phase XII consists primarily of the installation of cured-in-place lining for approximately 1,050 linear feet of existing sanitary sewer main and in Phase XIII consists primarily of the installation of cured-in-place lining for approximately 1,400 linear feet of existing sanitary sewer main; and

WHEREAS, the Borough of Totowa received a Block Grant from Passaic County through the Community Development Block Grant Program which will cover a portion of the rehabilitation work; and

WHEREAS, the Mayor and Council of the Borough of Totowa did advertise for receipt of sealed bids in accordance with the specifications entitled "Borough of Totowa, FY 2022 & FY 2023 Community Development Block Grant Sanitary Sewer Main Rehabilitation, Phases 12 & 13, Contract No. 2024-3"; and

WHEREAS, the Borough of Totowa did receive sealed bids at its Municipal Building on March 19, 2025; and

WHEREAS, the apparent low bid was submitted by SWERP, Inc., 1237 Hayes Boulevard, Bristol, Pennsylvania 19007 in the amount of \$377,839.00, a copy of which is on file in the office of the Borough of Totowa Municipal Clerk; and

WHEREAS, the Mayor and Council of the Borough of Totowa have determined that the bid submitted by SWERP, Inc. be accepted as the lowest responsible bid.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Council of the Borough of Totowa do hereby accept the bid of by SWERP, Inc. for the Sanitary Sewer Main Rehabilitation – Phases XII & XIII as the lowest responsible bid for the total sum of \$377,839.00.

BE IT FURTHER RESOLVED, that the Municipal Council of the Borough of Totowa does hereby authorize the Mayor and Municipal Clerk to execute any and all necessary instruments relating thereto.

BE IT FURTHER RESOLVED, that the award of this contract is subject to review by the Passaic County Community Development Block Grant Program and contingent upon their approval.

There was a motion by Councilman Capo, seconded by Councilman Reynoso to adopt the following Resolution Appointing Special Counsel For The Borough Of Totowa For In Rem Foreclosure And Condemnation Proceedings. On roll call vote, all members of the Council present voted in the affirmative.

RESOLUTION NO. 47-2025

RESOLUTION APPOINTING SPECIAL COUNSEL FOR THE BOROUGH OF TOTOWA FOR IN REM FORECLOSURE AND CONDEMNATION PROCEEDINGS

WHEREAS, the Borough of Totowa requires the services of an attorney to represent the Borough of Totowa as Special Counsel for the purpose of handling certain condemnation and foreclosure matters; and

WHEREAS, the professional services to be provided by Special Counsel include but are not limited to representing the Borough of Totowa in municipal eminent domain proceedings and foreclosing on municipal tax sale certificate by way of also In Rem Foreclosure proceedings; and

WHEREAS, the professional legal services shall be awarded as a non-fair and open contract pursuant to the provisions of N.J.S.A. 19:44A-20.5; and

WHEREAS, Brian M. Chewcaskie, Esq., Cleary, Giacobbe, Alfieri, Jacobs, LLC, 169 Ramapo Valley Road, Oakland, New Jersey 07436 is an attorney licensed to practice law in the State of New Hersey; and

WHEREAS, Brian M. Chewcaskie, Esq. has submitted a proposal to provide the eminent domain and foreclosure services, a copy of which is on file in the office of the office of the Borough of Totowa Municipal Clerk; and

WHEREAS, the term of this contract shall commence on the date of this Resolution and terminate on December 31, 2025; and

WHEREAS, Special Counsel shall be entitled to compensation in accordance with the fee scheduled set forth in their proposal; and

WHEREAS, Brian M. Chewcaskie, Esq., Cleary, Giacobbe, Alfieri, Jacobs, LLC, shall be required to complete and submit a Business Entity Disclosure Certificate which certifies that Cleary, Giacobbe, Alfieri, Jacobs, LLC, have not made any reportable contributions to a political or candidate committee in the Borough of Totowa in the previous one year, and that the contract will prohibit Cleary, Giacobbe, Alfieri, Jacobs, LLC from making any reportable contributions through the term of the contract.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Council of the Borough of Totowa do hereby authorize the Borough of Totowa to enter into a contract with Brian M. Chewcaskie, Esq., Cleary, Giacobbe, Alfieri, Jacobs, LLC, to serve as the Borough of Totowa Special Counsel and provide professional legal services.

BE IT FURTHER RESOLVED, that the Municipal Council of the Borough of Totowa does hereby authorize the Mayor and Municipal Clerk to execute any and all necessary instruments relating thereto.

BE IT FURTHER RESOLVED, that the Business Entity Disclosure Certification shall be placed on file with this Resolution.

A letter was received from the Friends of the Totowa Library requesting permission to use the Municipal Parking Lot on Monday, June 9, 2025 for a bus trip to Resorts Casino in Atlantic City and on Tuesday, August 5, 2025 for a bus trip to the Hunterdon Hills Playhouse. There was a motion by Councilman Capo, seconded by Councilman Reynoso 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 Councilman Reynoso, seconded by Councilman Bucher to acknowledge receipt of the following bids for the PAL Fields Sports Lighting Project. On roll call vote, all members of the Council present voted in the affirmative.

<u>Company</u>	<u>Base Bid</u>	<u>Alternate Bid</u>	<u>Total Bid</u>
Quality Electrical Construction Holmdel, NJ 07733	\$598,000.	\$392,000.	\$ 990,000.
FAI-GON Electric, Inc. Piscataway, NJ 08854	\$763,000.	\$579,000.	\$1,342,000.
Applied Landscape Technologies Montville, NJ 07045	\$826,900.	\$701,600.	\$1,528,500.

Upon the recommendation of the Committee, there was a motion by Councilman Reynoso, seconded by Councilman Bucher to adopt the following resolution to award the contract for the PAL Fields Sports Lighting Project. On roll call vote, all members of the Council present voted in the affirmative.

RESOLUTION NO. 48-2025

RESOLUTION AUTHORIZING CONTRACT FOR THE
PAL FIELDS LIGHTING PROJECT

WHEREAS, the Borough of Totowa has received a FY2022 Community Project Funding Grant from the United States Department of Housing and Urban Development (“HUD”) and a Passaic County Open Space Grant for the PAL Fields Lighting Project; and

WHEREAS, the upgrades include the installation of new lighting for the recreational fields; and

WHEREAS, the Mayor and Council of the Borough of Totowa did advertise for receipt of sealed bids in accordance with the specifications entitled “Borough of Totowa, PAL Sports Field Lighting, Contract No. 2024-2”; and

WHEREAS, the Borough of Totowa did receive sealed bids at its Municipal Building on March 19, 2025; and

WHEREAS, the apparent low bid was submitted by John J. Faccas, Inc. t/a Quality Electrical Construction, 9 Plum Lane, Holmdel, New Jersey 07733 in the amount of \$598,000.00 for the Base Bid and \$392,000.00 for Alternate A (Baseball Field Lighting) for a total bid in the amount of \$990,000.00, a copy of which is on file in the office of the Borough of Totowa Municipal Clerk; and

WHEREAS, the Mayor and Council of the Borough of Totowa have determined that the bid submitted by Quality Electrical Construction be accepted as the lowest responsible bid.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Council of the Borough of Totowa do hereby accept the bid of by Quality Electrical Construction for the PAL Fields Lighting Project as the lowest responsible bid for the total sum of \$990,000.00.

BE IT FURTHER RESOLVED, that the Municipal Council of the Borough of Totowa does hereby authorize the Mayor and Municipal Clerk to execute any and all necessary instruments relating thereto.

BE IT FURTHER RESOLVED, that the award of this contract is subject to review by HUD and contingent upon their approval.

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

RESOLUTION NO. 49-2025

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 Bourgh 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, pursuant to the HMFA Requirements, the governing body of the Municipality hereby determines there is a need for this housing project 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 136 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.

There was a motion by Councilman Reynoso, seconded by Councilman Bucher to adopt the following Resolution Authorizing Contract For Fertilizer And Weed Control Services For 2025. On roll call vote, all members of the Council present voted in the affirmative.

RESOLUTION NO. 50-2025

RESOLUTION AUTHORIZING CONTRACT FOR FERTILIZER AND WEED CONTROL SERVICES FOR 2025

WHEREAS, the Superintendent for the Borough of Totowa Department of Public Works has recommended the Borough of Totowa implement a fertilization and weed control treatment program for the Borough of Totowa Municipal Complex grounds, the Board of Recreation property and our recreational parks and fields; and

WHEREAS, the Borough of Totowa Department of Public Works did solicit proposals for these lawn maintenance services; and

WHEREAS, Harvest Lawn Care, P.O. Box 643, Franklin Lakes, New Jersey 07417 has submitted a proposal dated March 17, 2025 to provide the necessary fertilization and weed control services in the amount of \$16,387.50, a copy of which is on file in the office of the Borough of Totowa Municipal Clerk; and

WHEREAS, the Superintendent for the Borough of Totowa Department of Public Works has reviewed the proposal and recommended the Borough of Totowa implement the five (5) step treatment plan recommended in the proposal; and

WHEREAS, pursuant to the applicable New Jersey State laws, the authorization of this service will not exceed the public bidding threshold and may be authorized without public bidding.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Council of the Borough of Totowa do hereby authorize the Borough of Totowa to enter into a contract with Harvest Lawn Care for lawn maintenance services for the Borough of Totowa Municipal Complex grounds, the Board of Recreation property and our recreational fields and parks in the amount of \$16,387.50.

BE IT FURTHER RESOLVED, that the Mayor and Council of the Borough of Totowa do hereby authorize the Municipal Clerk and Superintendent for the Department of Public Works to execute any and all necessary instruments relating thereto.

A letter from the Board of Health advising that the Annual Rabies Clinic will be held on Tuesday, April 29, 2025 from 7:00 – 8:00 p.m. at the DPW Garage was received and filed.

COMMITTEE ON LEGISLATION & ORDINANCES:

There was a motion by Councilman Picarelli, seconded by Councilman Reynoso to approve the Application For Social Affair Permit from the State Of New Jersey Division Of Alcoholic Beverage Control for the Passaic Valley Elks BPOE #2111 to be held on April 3, 2025 from 4:00 p.m. – 12:00 a.m. On roll call vote, all members of the Council present voted in the affirmative.

There was a motion by Councilman Picarelli, seconded by Councilman Reynoso to approve the Application For Social Affair Permit from the State Of New Jersey Division Of Alcoholic Beverage Control for the Passaic Valley Elks BPOE #2111 to be held on April 11, 2025 from 4:00 p.m. – 12:00 a.m. 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