

BOROUGH OF TOTOWA

MINUTES OF THE MAYOR AND COUNCIL

February 10, 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.

Mayor Coiro asked everyone to stand and offer a moment of silence for two former firefighters Paul Potoczak of Volunteer Fire Company No. 1 and Dave Mac Donald of Fire Rescue who passed away recently.

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 hold a public hearing on Ordinance No. 02-2026 as advertised. On roll call vote, all members of the Council present voted in the affirmative.

Municipal Clerk Wassel announced that Ordinance No. 02-2026 has been advertised for public hearing for Tuesday, February 10, 2026.

Municipal Clerk Wassel read the legal notice and the title of Ordinance No. 02-2026.

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. 02-2026.

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. 02-2026 by title:

ORDINANCE NO. 02-2026

**AN ORDINANCE TO AMEND THE CODE OF THE BOROUGH OF TOTOWA
CHAPTER 110 ENTITLED "AMUSEMENT DEVICES"**

There was a motion by Councilman D'Angelo, seconded by Councilman Picarelli to adopt Ordinance No. 02-2026 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 Bucher: Acknowledged all the hard work of the DPW with all of the recent water main breaks that we've had.

Mayor Coiro: Concurred and asked DPW Superintendent Jim Niland to convey our thanks to all of the guys who worked on the water main breaks.

Councilman Reynoso: Announced that we had our annual Blood Drive last Thursday with 49 donors participating which was a good turnout.

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 January 27, 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. 2026-04 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 accept the Franchise Fees for calendar year 2025 from Cablevision (Altice) in the amount of \$93,435.00. 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 accept the Franchise Fees for calendar year 2025 from Verizon (Fios) in the amount of \$40,608.07. On roll call vote, all members of the Council present voted in the affirmative.

COMMITTEE ON PUBLIC SAFETY:

A letter of resignation was received from Jamie Titus Police Support Services effective February 18, 2026. There was a motion by Councilman D'Angelo, seconded by Councilman Bucher to accept his resignation. 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 Bucher to approve a firefighter application, the purchase of firefighter equipment and authorize a firefighter physical for Carlos I. Vera for Volunteer Fire Company No. 1. On roll call vote, all members of the Council present voted in the affirmative.

COMMITTEE ON PUBLIC WORKS:

There was a motion by Councilman Bucher, seconded by Councilman Fierro to adopt the following Resolution Authorizing Professional Engineering Services For The 2026 New Jersey Department Of Transportation Roads And 2026 Road Program. On roll call vote, all members of the Council present voted in the affirmative.

RESOLUTION NO. 42-2026

RESOLUTION AUTHORIZING PROFESSIONAL ENGINEERING SERVICES
FOR THE 2026 NEW JERSEY DEPARTMENT OF TRANSPORTATION ROADS
AND 2026 ROAD PROGRAM

WHEREAS, the Mayor and Council of the Borough of Totowa desire to retain the services of a professional engineering firm to provide design services, prepare bid documents, assist in the bidding process and supervise construction of the 2026 New Jersey Department of Transportation ("NJDOT") Municipal Aid Road Program and 2026 Road Program; and

WHEREAS, the 2026 NJDOT Roads and 2026 Road Program calls for improvements to Patriots Trail, Lookout Point Trail, Garretson Avenue and Celia Street in their entirety; and

WHEREAS, the project will consist of roadway subbase repair, the milling and resurfacing of the roadways, the installation of ADA compliant curb ramps, the installation of Stop Signs and Stop bars and replacing pavement markings; and

WHEREAS, Alaimo Group has submitted a proposal dated January 29, 2026 to provide the design, bid assistance and construction supervision services for the roads selected at a cost not to exceed \$97,800.00, 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 on February 10, 2026 did examine the proposal submitted by Alaimo Group; and

WHEREAS, pursuant to the applicable New Jersey State laws, these professional services may be awarded without public bidding.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Council of the Borough of Totowa do hereby accept the proposal submitted by Alaimo Group for professional engineering services for the 2026 NJDOT Roads and 2026 Road Program in the amount of \$97,800.00.

BE IT FURTHER RESOLVED, that the Mayor and Council of the Borough of Totowa do hereby authorize Alaimo Group to perform the professional services as set forth in their proposal.

COMMITTEE ON ENGINEERING & PUBLIC PROPERTY:

There was a motion by Councilman Fierro, seconded by Councilman Reynoso to adopt the following Resolution Authorizing Professional Engineering Services For The CDBG Sanitary Sewer Main Rehabilitation – Phase XIV – Scrivens Street. On roll call vote, all members of the Council present voted in the affirmative.

RESOLUTION NO. 43-2026

RESOLUTION AUTHORIZING PROFESSIONAL ENGINEERING SERVICES FOR THE CDBG SANITARY SEWER MAIN REHABILITATION – PHASE XIV – SCRIVENS STREET

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, thirteen Phases of the on-going Sanitary Sewer Main Rehabilitation Project have been commenced and/or completed; and

WHEREAS, the Borough of Totowa Municipal Engineer has now recommended the installation of 1,200 linear feet of cured-in-place sanitary sewer liner on Scrivens Street from Lincoln Avenue to Totowa Road (Phase XIV); 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 desire to retain the services of a professional engineering firm to provide design services, prepare bid documents, assist in the bidding process and supervise construction for Phase XIV of the Sanitary Sewer Main Rehabilitation Project; and

WHEREAS, Richard A. Alaimo Engineering Associates has submitted a proposal dated February 4, 2026 to provide the design, bid assistance and construction supervision services for the rehabilitation of sanitary sewer mains at a cost not to exceed \$56,500.00, 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 on February 10, 2026 did examine the proposal submitted by Richard A. Alaimo Engineering Associates; and

WHEREAS, pursuant to the applicable New Jersey State laws, these professional services may be awarded without public bidding.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Council of the Borough of Totowa do hereby accept the proposal submitted by Richard A. Alaimo Engineering Associates for professional engineering services for the Sanitary Sewer Main Rehabilitation Project – Phase XIV in the amount of \$56,500.00.

BE IT FURTHER RESOLVED, that the Mayor and Council of the Borough of Totowa do hereby authorize Richard A. Alaimo Engineering Associates to perform the professional services as set forth in their proposal.

There was a motion by Councilman Fierro, seconded by Councilman Reynoso to adopt the following Resolution Authorizing The Leasing Of Real Property And Reservation Of Rights For The Property Identified As Block 175, Lot 2 In The Borough Of Totowa. On roll call vote, all members of the Council present voted in the affirmative.

RESOLUTION NO. 44-2026

RESOLUTION AUTHORIZING THE LEASING OF REAL PROPERTY AND
RESERVATION OF RIGHTS FOR THE PROPERTY IDENTIFIED AS
BLOCK 175, LOT 2 IN THE BOROUGH OF TOTOWA

WHEREAS, the Borough of Totowa owns property identified as Block 175, Lot 2 on the official Tax Map of the Borough of Totowa and located at 160 Furler Street (the "Property"); and

WHEREAS, the Property is located in the I-2 Restricted Industry Zone; and

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

WHEREAS, the Mayor and Council of the Borough of Totowa desire to authorize the public leasing of a portion of the Property on Block 175, Lot 2 on the official tax map of the Borough of Totowa; and

WHEREAS, the lease rights will include the right to install and maintain a new 140' monopole and antennae for use in connection with radio transmitting and receiving equipment on the property; and

WHEREAS, bids will be solicited for an annual leasehold with rent to be paid in equal monthly installments; and

WHEREAS, pursuant to the provisions of N.J.S.A 40:A12-14(a), the governing body may fix a minimum rental 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 leasing of a portion of the Property located on Block 175, Lot 2 on the official tax map of the Borough of Totowa.

BE IT FURTHER RESOLVED, that the Mayor and Council of the Borough of Totowa do hereby establish a minimum rental fee of \$65,000.00 per year.

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 bidding of this lease 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 Councilwoman Coiro to adopt the following Resolution Authorizing The Borough Of Totowa To Apply For A New Jersey Department Of Community Affairs (DCA) – Local Recreation Improvement Grant (LRIG) Program FY2026. On roll call vote, all members of the Council present voted in the affirmative.

RESOLUTION NO. 45-2026

WHEREAS, the Borough of Totowa desires to apply for and obtain a grant from the New Jersey Department of Community Affairs for approximately \$75,000.00 to carry out a project to install a pool slide at the municipal pool in Totowa, NJ.

BE IT THEREFORE RESOLVED,

- 1) that the Borough of Totowa does hereby authorize the application for such a grant; and,
- 2) recognizes and accepts that the Department may offer a lesser or greater amount and therefore, upon receipt of the grant agreement from the New Jersey Department of Community Affairs, does further authorize the execution of any such grant agreement; and also, upon receipt of the fully executed agreement from the Department, does further authorize the expenditure of funds pursuant to the terms of the agreement between Borough of Totowa and the New Jersey Department of Community Affairs.

BE IT FURTHER RESOLVED, that the persons whose names, titles, and signatures appear below are authorized to sign the application, and that they or their successors in said titles are authorized to sign the agreement, and any other documents necessary in connection therewith:

John Coiro

Joseph Wassel

Mayor

Municipal Clerk

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

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.

There was a motion by Councilman Reynoso, seconded by Councilwoman Coiro to approve Payment Estimate No. 1 (Final) in the amount of \$20,000.00 to Severe Structures, LLC For The Borough Of Totowa Home Improvement Program for 142 Stewart Terrace. 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 carry the Resolution Approving Application For Amusement Games License From The State Of New Jersey Division Of Consumer Affairs Legalized Games Of Chance Control Commission For K1 Speed, Inc., 670 Union Boulevard. On roll call vote, all members of the Council present voted in the affirmative.

There was a motion by Councilwoman Coiro, seconded by Councilman Picarelli to carry the Application for Amusement Devices License for K1 Speed, Inc., 670 Union Boulevard. On roll call vote, all members of the Council present voted in the affirmative.

There was a motion by Councilwoman Coiro, seconded by Councilman Picarelli to approve the Application to Amend Raffle License Application No. 2463 for the BPOE #2111 Passaic Valley Elks for an On-Premise 50-50 to change the date from February 14, 2026 to March 21, 2026. On roll call vote, all members of the Council present voted in the affirmative.

There was a motion by Councilwoman Coiro, seconded by Councilman Picarelli to approve Raffle License Application No. 2472 for the BPOE #2111 Passaic Valley Elks for a Tricky Tray to be held on March 21, 2026. On roll call vote, all members of the Council present voted in the affirmative.

There was a motion by Councilwoman Coiro, seconded by Councilman Picarelli to approve Raffle License Application No. 2473 for Passaic Valley Operation Graduation 2026 for an Off-Premise 50/50 to be held on April 22, 2026 at The PAL. On roll call vote, all members of the Council present voted in the affirmative.

There was a motion by Councilwoman Coiro, seconded by Councilman Picarelli to approve Raffle License Application No. 2474 for Totowa Volunteer Fire Company No. 1 for a Casino Night to be held on April 3, 2026. 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