

BOROUGH OF TOTOWA

MINUTES OF THE MAYOR AND COUNCIL

July 28, 2026

PRESENT: Mayor John Coiro, presiding, Council President Lou D'Angelo, Councilman Anthony Picarelli, Councilman Patrick Fierro, Councilman Sanders Reynoso, Councilwoman Kristen Coiro, Deputy Municipal Clerk Kathryn Wasilewski and Municipal Attorney Kristin Corrado.

ABSENT: Councilman William Bucher and Municipal Clerk Joseph Wassel.

Mayor John Coiro called the meeting to order and asked the Deputy Municipal Clerk to call the roll.

Deputy Municipal Clerk Wasilewski recited the Prayer of the Meeting followed with the Pledge of Allegiance to the Flag with the public participating.

Mayor Coiro asked the Deputy Clerk to read the statement of the meeting.

Deputy Municipal Clerk Wasilewski 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 PAL 3rd & 4th Grade Farm and 7th & 8th Grade Pony - Passaic Valley Youth Baseball League Champions. On roll call vote, all members of the Council present voted in the affirmative.

Mayor Coiro remarked that we always enjoy celebrating our youth and congratulated all the baseball players and coaches on winning their championships. Went on to say that it is great that you are involved in team sports as it teaches you about teamwork, hard work and dedication.

Mayor Coiro began with the 3rd & 4th Grade Farm and then the 7th & 8th Grade Pony 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.

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: Mentioned there is a concert scheduled for tomorrow night depending on the weather.

CITIZENS HEARD:

Jessica Sime, 959 Riverview Drive: Said she would like to start up a Community Garden and was looking for a location and wondered if any permits would be required. Mayor Coiro and Councilman Picarelli: Told her that we had a previous group called Sprouting Totowa that has since disbanded and the garden ended. Advised her that the former garden was located up by the pool and Councilman Picarelli said he could meet her up there to check it out and also informed her that he remembers that the Boy Scouts helped the previous group to get the garden property ready. Jessica Sime: Stated that she has some ideas for fundraising for the program and would report back with any new updates.

There was a motion by Councilman D'Angelo, seconded by Councilman Fierro to approve the Minutes of the Mayor and Council for the meeting of July 14, 2026. On roll call vote, all members of the Council present voted in the affirmative. Councilman Picarelli and Councilman Reynoso abstained from the voting.

COMMITTEE ON FINANCE:

There was a motion by Councilman Picarelli, seconded by Councilman D'Angelo to approve Resolution No. 2026-16 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 2026 annual contribution to the Totowa Seniors. On roll call vote, all members of the Council present voted in the affirmative.

COMMITTEE ON PUBLIC SAFETY:

After conferring with Acting Police Chief Brian Mulroony and upon the recommendation of the Committee, there was a motion by Councilman D'Angelo, seconded by Councilman Picarelli to appoint Anthony Martinez as a Police Officer to the Borough of Totowa Police Department. 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 Anthony Martinez as a Patrol Officer
to the Borough of Totowa Police Department, effective with the
swearing in ceremony on August 11, 2026.

There was a motion by Councilman D'Angelo, seconded by Councilman Picarelli to confirm the appointment. On roll call vote, all members of the Council present voted in the affirmative.

COMMITTEE ON PUBLIC WORKS:

Upon the recommendation of DPW Superintendent Jim Niland, there was a motion by Councilman Fierro, seconded by Councilman D'Angelo to approve a grade increase for DPW Laborer Brian Henderson from Grade 4 to Grade 3. On roll call vote, all members of the Council present voted in the affirmative.

COMMITTEE ON ENGINEERING & PUBLIC PROPERTY:

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. 115-2026

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, by Resolution No. 44-2026 dated February 10, 2026, the Mayor and Council of the Borough of Totowa authorized 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 included 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, pursuant to the provisions of N.J.S.A 40:A12-14(a), the governing body set a minimum rental fee in the amount of \$65,000.00 per year with the reservation of the right to reject all bids where the highest bid is not accepted; and

WHEREAS, the Mayor and Council of the Borough of Totowa did advertise for receipt of sealed bids in accordance with the specifications entitled " Specifications and Proposal for the Leasing of Property for the Construction and Maintenance of a Cell Tower Facility in the Borough of Totowa, County of Passaic, State of New Jersey 2026"; and

WHEREAS, the bid opening was scheduled for June 30, 2026 but no bids were received at that time; and

WHEREAS, the Borough of Totowa's Telecom Consultant, Ace Telecom Consulting, has recommended that the specifications be revised to encourage greater participation while continuing to protect the Borough's interests; and

WHEREAS, the lease rights will still allow the successful bidder to construct, own and maintenance of a new 140' monopole and related facilities. If multiple bids are received, it is the Borough's intention to work to accommodate the placement of all successful bidders/co-locators' equipment as may be available, with first choice of equipment placement being awarded to the highest bidder ("Lead Bidder"), the second choice of equipment placement being awarded to the second highest bidder/co-locator, and so forth; and

WHEREAS, the Lead Bidder shall own the Tower and shall pay the guaranteed minimum annual Rent bid directly to the Borough of Totowa; 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 \$29,400.00 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.

There was a motion by Councilman Fierro, seconded by Councilman Reynoso to authorize the Borough Clerk, Borough Attorney and Telecom Consultant to prepare the plans and specs and re-advertise for the receipt of bids for the Leasing of Property for the Construction and Maintenance of a Cell Tower Facility. On roll call vote, all members of the Council present voted in the affirmative.

A letter was received from the Passaic Valley Elks Lodge #2111 advising they are having a food truck fundraising event on Sunday, October 25, 2026 from 11:00 a.m. – 5:00 p.m. and requesting permission to have Fellner Place in front of their property closed from 9:00 a.m. to 6:00 p.m. 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.

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 Fellner Place in front of the Elks property be closed to vehicular traffic on Sunday, October 25, 2026 from 9:00 a.m. until 6:00 p.m. I further direct that proper signs and barriers be erected on Fellner Place at either end of the Elks property and that the Totowa Police Department control and regulate, as well as enforce, this regulation.

COMMITTEE ON LIAISON & INSPECTION:

There was a motion by Councilman Reynoso, seconded by Councilwoman Coiro to adopt the following Resolution Amending The 2026 Food Concession Contract For The Borough Of Totowa Municipal Swimming Pool. On roll call vote, all members of the Council present voted in the affirmative.

RESOLUTION NO. 116-2026

RESOLUTION AMENDING THE 2026 FOOD CONCESSION CONTRACT
FOR THE BOROUGH OF TOTOWA MUNICIPAL SWIMMING POOL

WHEREAS, by Resolution No. 106-2026 dated June 23, 2026, the Mayor and Council of the Borough of Totowa awarded the 2026 food concession contract for the operation of the food concession stand at the Borough of Totowa Municipal Swimming Pool to Curbside Culinary Creations, 5 Garret Mountain Plaza, Woodland Park, New Jersey 07424, for the 2026 swimming pool season; and

WHEREAS, the Resolution established a seasonal concession fee of \$1,500.00 to be paid by Curbside Culinary Creations to the Borough of Totowa; and

WHEREAS, Curbside Culinary Creations has requested that the Borough reduce the seasonal concession fee; and

WHEREAS, the Borough of Totowa Board of Recreation has reviewed the request and recommends reducing the seasonal concession fee to \$750.00; and

WHEREAS, the Mayor and Council have determined that it is in the best interests of the Borough to amend the concession contract accordingly; and

WHEREAS, all other terms and conditions of the concession contract shall remain in effect.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Totowa to hereby authorize an amendment to the 2026 food concession contract to reduce the seasonal concession fee payable by Curbside Culinary Creations from \$1,500.00 to \$750.00.

BE IT FURTHER RESOLVED, that all other terms and conditions of the food concession contract shall remain in full force and effect.

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 instruments relating thereto.

COMMITTEE ON LEGISLATION & ORDINANCES:

There was no report.

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.

Kathryn Wasilewski
Deputy Municipal Clerk