

## **BOROUGH OF TOTOWA**

### **MINUTES OF THE MAYOR AND COUNCIL**

**March 9, 2021**

Due to the COVID-19 (coronavirus) pandemic and the Governor's Executive Order 107, in accordance with N.J.S.A. 10:4-8(b), this meeting was not open to the public, but was held by virtual means on Zoom.

**PRESENT:** Mayor John Coiro, presiding, Council President Lou D'Angelo, Councilwoman Debra Andriani, Councilman Anthony Picarelli, Councilman William Bucher, Councilman John Capo, Councilwoman Lisa Palazzo, 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.

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.

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:

Mayor Coiro: Announced that he received an email from Bernadette Hilway, 114 Bogert Street – who was also participating in the meeting via Zoom – regarding the conditions of various properties on and around Union Boulevard. Said that after he saw her on Election Day, he had spoken to John Waryas, one of our inspectors, and while some of the properties were taken care of some of the others still had not. Stated that he also met with all three of our inspectors and told them that after the snow melts to get out and enforce our property maintenance codes. Bernadette Hilway: Questioned the agenda on the website and it not noting that it would be held virtually. Said she met with John Waryas in September 2020 about the conditions of all the properties in her email and nothing has been done. Asked about the Wells Fargo property going in front of the Board of Adjustment and why the property can't be kept clean while they're in front of the Board. She also said that we need more garbage receptacles along Union Boulevard and the Union Food Store needs to put out cigarette containers. A conversation ensued.

There was a motion by Councilman D'Angelo, seconded by Councilwoman Andriani to approve the Minutes of the Mayor and Council for the meeting of February 23, 2021. 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. 2021-06 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 the Treasurer to issue refunds to various property owners pursuant to State Tax Court judgments. On roll call vote, all members of the Council present voted in the affirmative.

## RESOLUTION

WHEREAS, there has been a State Tax Court Judgment to reduce the evaluation on the following.

NOW, THEREFORE, BE IT RESOLVED, that the Treasurer of the Borough of Totowa is authorized to refund this amount.

<u>Block</u>	<u>Lot</u>	<u>Property/Owner</u>	<u>Payable To:</u>	<u>Year</u>	<u>From</u>	<u>To</u>	<u>Amount</u>
169.01	2	990 N. Riverview Dr. Amerco Real Estate	Amerco Real Estate Company C/O Skoloff & Wolfe, P.C.	2018	8,800,000	7,828,500	\$23,150.85

Upon the recommendation of the Committee, there was a motion by Councilman Picarelli, seconded by Councilman D'Angelo to appoint Brian Sedita as Media Consultant. 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 Brian Sedita as Media Consultant for a one year term expiring December 31, 2021.

There was a motion by Councilman Picarelli, seconded by Councilman D'Angelo to confirm the appointment. 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 Capo to approve a grade increase for Patrol Officer Damian Dilorio from Grade 8 Patrol Officer to Grade 7 Patrol Officer. 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:

A letter was received from Murph's Tavern inviting the Mayor and Council to attend their annual celebration in honor of St. Patrick's Day on Wednesday, March 17, 2021 and requesting permission to have Rosengren Avenue closed from Totowa Road to Union Boulevard on Wednesday, March 17, 2021 from 12:00 p.m. to 2:00 a.m. There was a motion by Councilman Capo, seconded by Councilwoman Andriani 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 Rosengren Avenue between Totowa Road and Union Boulevard be closed to vehicular traffic from 12:00 p.m. to 2:00 a.m. on Wednesday, March 17, 2021. I further direct that proper signs and barriers be erected at the intersections of Rosengren Avenue and Totowa Road and Rosengren Avenue and Union Boulevard and that the Totowa Police Department control and regulate, as well as enforce, this regulation.

There was a motion by Councilman Capo, seconded by Councilwoman Andriani to adopt the following Resolution Designating The Van Allen House In The Borough Of Totowa As A Historical Municipal Landmark. On roll call vote, all members of the Council present voted in the affirmative.

### RESOLUTION NO. 40-2021

#### RESOLUTION DESIGNATING THE VAN ALLEN HOUSE IN THE BOROUGH OF TOTOWA AS A HISTORICAL MUNICIPAL LANDMARK

WHEREAS, the Van Allen House located at 490 Totowa Road, Totowa, New Jersey predates the establishment of the Borough of Totowa and was built in the first half of the 18<sup>th</sup> Century; and

WHEREAS, historians have dated construction of the home to as early as 1709 while others as late as 1750 and for 309 years the home was used as a private residence; and

WHEREAS, the house is built in traditional Dutch colonial style and the oldest parts are built with fieldstone and brownstone was added in as an expansion of the home in the 1750-1760s; and

WHEREAS, by utilizing this dating, it can be assessed that the Van Houten family were among the first settlers in the Preakness Valley and settled in the area shortly after the Wilcock's Patent in 1696; and

WHEREAS, the fieldstone of the original structure indicates that the house was most likely built by the entire family and the finely cut brownstone highlights that some wealth entered the family at a later point and allowed for the modest expansion; and

WHEREAS, the home fits in with the Georgian style of the mid-18<sup>th</sup> century seen in similar houses such as neighboring Dey Mansion; and

WHEREAS, during the American Revolution, the Borough of Totowa served as the frontline for the Continental Army; and

WHEREAS, during Washington's Encampment at Dey Mansion in the summer and fall of 1780, it is possible that the Van Allen House served as the headquarters to Brigadier General Henry Knox who was the chief captain of the Continental Army's artillery arm and also assisted in the training of officers and using of cannons on and off the battle field; and

WHEREAS, with the building in close proximity to the Dey Mansion, the Van Allen House served as a prime location for the headquarters for one of Washington's most trusted General's; and

WHEREAS, the Van Houten family, who lived throughout Totowa and modern-day Paterson area were staunch revolutionaries; and

WHEREAS, receipts and pension records indicate that the family was active in supporting the army with materials and provisions such as firewood, hay, and bushels of wheat and rye; and

WHEREAS, in September of 1818, the house passed from the Van Houten's to the Van Allen's who would own the property until 1928, a total of 110 years, when it was passed to the Garretson family; and

WHEREAS, the deed of the house was then passed between a number of families in the mid-20<sup>th</sup> century before it was transferred to the Hollis family for over 50 years; and

WHEREAS, during that time, the purpose of the house was transformed from an agricultural homestead to a suburban home; and

WHEREAS, the building, being one of the Dutch colonial homes in Totowa still standing, echo's the rich heritage of the Borough; and

WHEREAS, the original stonework highlights early and later 18<sup>th</sup> century architectural styles and approaches to building as the land and society changed; and

WHEREAS, the Borough of Totowa purchased the home in 2018 with the goal of maintaining a historic landmark.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Council of the Borough of Totowa do hereby designate the Van Allen House as a historical landmark.

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.

There was a motion by Councilman Capo, seconded by Councilwoman Andriani to adopt the following Resolution Authorizing The Installation Of Automatic Door Openers At The Borough Of Totowa Municipal Complex Due To The Covid-19 Pandemic. On roll call vote, all members of the Council present voted in the affirmative.

#### RESOLUTION NO. 41-2021

#### RESOLUTION AUTHORIZING THE INSTALLATION OF AUTOMATIC DOOR OPENERS AT THE BOROUGH OF TOTOWA MUNICIPAL COMPLEX DUE TO THE COVID-19 PANDEMIC

WHEREAS, SARS-CoV-2 is the virus that causes Coronavirus Disease 19 ("Covid-19"), a contagious and at times fatal, respiratory disease; and

WHEREAS, by Executive Order No. 103 dated March 9, 2020, Governor Phil Murphy declared a Public Health Emergency and State of Emergency in the State of New Jersey in response to the Covid-19 outbreak; and

WHEREAS, by Executive Order No. 107 dated March 21, 2020, Governor Murphy further ordered that all residents of the State of New Jersey were to remain at home and closed all non-essential businesses; and

WHEREAS, in accordance with Executive Order No. 107, the Mayor and Council of the Borough of Totowa directed the Borough of Totowa to close all municipal buildings to the public; and

WHEREAS, thereafter the Borough of Totowa undertook a hazard assessment and implemented infection control strategies and safe work practices; and

WHEREAS, in anticipation of re-opening the Municipal Complex to the public, the Municipal Clerk of the Borough of Totowa has recommended that automatic door openers be installed within the Municipal Complex as a measure to protect our workers and residents from exposure to, and infection with Covid-19; and

WHEREAS, Educational Services Commission of New Jersey Contract No. 17/18-52 has been awarded to Magic Touch Construction, 59 West Front Street, Keyport, New Jersey 07735 for the installation of the automatic door equipment; and

WHEREAS, Magic Touch Construction, 59 West Front Street, Keyport, New Jersey 07735 has submitted a proposal dated February 22, 2021 for the installation of 3 automatic door openers at the Municipal Complex in the amount of \$24,293.74, a copy of which is on file in the office of the Municipal Clerk of the Borough of Totowa; and

WHEREAS, the Mayor and Council of the Borough of Totowa desire to authorize the purchase and installation of these automatic door openers for the Municipal Complex the general health, safety and well-being of both the employees and residents of the Borough of Totowa; and

WHEREAS, the Mayor and Council of the Borough of Totowa further desire that these safety precautions be undertaken as soon as possible so that the automatic door openers are in place at the time the Borough of Totowa Municipal Complex re-opens to the public; and

WHEREAS, pursuant to the applicable New Jersey State laws, the installation of this equipment may be authorized without public bidding.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Council of the Borough of Totowa do hereby accept the proposal from Magic Touch Construction for the installation of the automatic door openers for the Borough of Totowa Municipal Complex in the amount of \$24,293.74.

BE IT FURTHER RESOLVED, that the Mayor and Council of the Borough of Totowa do hereby authorize Magic Touch Construction to provide the labor and materials for the installation of the automatic door openers for the Borough of Totowa Municipal Complex as set forth in their proposal.

COMMITTEE ON LIAISON & INSPECTION:

There was no report.

COMMITTEE ON LEGISLATION & ORDINANCES:

There was a motion by Councilwoman Palazzo, 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. 01-2021**

**AN 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 being no further business to come before the Council, there was a motion by Councilman D'Angelo, seconded by Councilwoman Andriani that the meeting be adjourned. On roll call vote, all members of the Council present voted in the affirmative.

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Joseph Wassel, RMC  
Municipal Clerk