BOROUGH OF TOTOWA
COUNTY OF PASSAIC
STATE OF NEW JERSEY

RESOLUTION NO. 104-2026

RESOLUTION AMENDING A PRIOR RESOLUTION AUTHORIZING THE BOROUGH OF TOTOWA PLANNING BOARD TO EXPAND THE PRELIMINARY INVESTIGATION STUDY AREA TO INCLUDE BLOCK 177, LOTS 2, 3, AND 3.01 ON THE BOROUGH TAX MAP PURSUANT TO 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, by Resolution No. 46-2026 dated February 10, 2026, the Mayor and Council of the Borough of Totowa previously authorized the Borough of Totowa Planning Board (the "Planning Board") to conduct a preliminary investigation of the property identified on the Borough Tax Map as Block 177, Lot 2.01 (the "Original Study Area") to determine if it meets the criteria for a Non-Condemnation Redevelopment Area; and

WHEREAS, the Borough of Totowa Planning Board conducted a public hearing at a regular meeting held on Thursday, June 11, 2026 to determine whether or not a certain property may be designated as an area in need of redevelopment pursuant to the criteria set forth in the Redevelopment Law; and

WHEREAS, the Planning Board Commissioners reviewed the scope of the preliminary investigation and recommended that the geographic boundaries of the study area be expanded; and

WHEREAS, specifically, the Planning Board has recommended that the preliminary investigation be amended to include adjacent parcels identified on the Borough of Totowa Tax Map as Block 177, Lots 2, 3, and 3.01 (the "Expanded Study Area"); and

WHEREAS, the Mayor and Council of the Borough of Totowa find that it is in the best economic and community interests of the Borough to accept the Planning Board's recommendation and officially amend the preliminary investigation parameters to encompass both the original lot and the newly identified lots.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Totowa, County of Passaic, State of New Jersey, as follows:

1. Incorporation of Recitals: The foregoing recitals are incorporated herein as if set forth in full.

2. The authorization previously granted to the Planning Board to conduct a preliminary redevelopment investigation is hereby amended and expanded. The complete Study Area shall now collectively consist of Block 177, Lots 2, 2.01, 3, and 3.01 on the Borough of Totowa Tax Map.

3. The Planning Board is authorized and directed to proceed with its investigation of the Expanded Study Area pursuant to the Redevelopment Law to determine if it satisfies the statutory criteria to be designated a Non-Condemnation Redevelopment Area.

4. As part of its ongoing investigation, the Planning Board shall update or prepare a map showing the expanded boundaries of the Study Area.

5. The Planning Board shall conduct a public hearing in accordance with the Redevelopment Law, after giving due notice of the proposed boundary of the Expanded 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.

6. 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.

7. 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.

8. A copy of this resolution shall be filed in the Office of the Borough of Totowa Municipal Clerk.

ATTEST:

JOSEPH WASSEL, RMC
MUNICIPAL CLERK

BOROUGH OF TOTOWA

By: John Coiro
JOHN COIRO
MAYOR

I, Joseph Wassel, Municipal Clerk of the Borough of Totowa do hereby certify that the above is a true copy of a Resolution passed by the Municipal Council of the Borough of Totowa at a Regular Meeting held on June 23, 2026.

JOSEPH WASSEL, RMC
MUNICIPAL CLERK

DATED: June 23, 2026