

BOROUGH OF TOTOWA

MINUTES OF THE MAYOR AND COUNCIL

October 22, 2024

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

ABSENT: Councilman John Capo.

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 Municipal 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.

Councilman Picarelli: Thanked the American Legion for inviting us to their ceremony recognizing and honoring their Past Commanders.

Councilman Reynoso: 1) Said that over the weekend the Board of Recreation held their Howl-O-Ween Dog Parade and the Trump Dog won first place; 2) Lincoln Fire Company held their Pancake Breakfast; 3) And, the Trunk-or-Treat will be on October 24th.

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 October 8, 2024. On roll call vote, all members of the Council present voted in the affirmative. Councilman Fierro abstained from the voting.

COMMITTEE ON FINANCE:

There was a motion by Councilman Picarelli, seconded by Councilman D'Angelo to approve Resolution No. 2024-22 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 acknowledge receipt of bids for Collection and Transportation of Recyclable Materials. On roll call vote, all members of the Council present voted in the affirmative.

<u>Company</u>	<u>Term</u>	<u>Amount Bid</u>
Gaeta Recycling Co., Inc./	One (1) Year	\$ 360,000.00
Get-A-Can, Inc.	Three (3) Years	\$1,036,800.00
Paterson, NJ 07503	Five (5) Years	\$1,477,200.00

Upon the recommendation of the Committee, there was a motion by Councilman Picarelli, seconded by Councilman D'Angelo to adopt the following resolution to award the contract for Collection and Transportation of Recyclable Materials. On roll call vote, all members of the Council present voted in the affirmative.

RESOLUTION NO. 125-2024

RESOLUTION AWARDING CONTRACT FOR RECYCLING COLLECTION
SERVICES FOR THE BOROUGH OF TOTOWA

WHEREAS, the Mayor and Council of the Borough of Totowa did advertise for receipt of sealed bids for collection and transportation services for residential and municipal recyclable materials in accordance with its specifications entitled "Specifications and Proposal for Collection and Transportation of Recyclable Materials in the Borough of Totowa, County of Passaic, New Jersey 2024"; and

WHEREAS, the Borough of Totowa did receive bids at its Municipal Building on October 17, 2024; and

WHEREAS, the Mayor and Council of the Borough of Totowa on October 22, 2024 did examine all bids for the collection and transportation services called for in the specifications; and

WHEREAS, the lone bid was submitted by Get-A-Can, Inc., 278 Railway Avenue, Paterson, New Jersey 07503 with a bid in the amount of \$1,447,200.00 for a five-year period effective January 1, 2025 through December 31, 2029; and

WHEREAS, the Mayor and Council of the Borough of Totowa have determined that the bid submitted by Get-A-Can, 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 Get-A-Can, Inc. for the collection and transportation of residential and municipal recyclable materials for the Borough of Totowa for the sum of \$1,447,200.00 for the period of January 1, 2025 through December 31, 2029.

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 Picarelli, seconded by Councilman D'Angelo to adopt the following Resolution Authorizing The Borough Of Totowa To Participate In A LEAP Implementation Grant. On roll call vote, all members of the Council present voted in the affirmative.

RESOLUTION NO. 126-2024

RESOLUTION AUTHORIZING THE BOROUGH OF TOTOWA
TO PARTICIPATE IN A LEAP IMPLEMENTATION GRANT

WHEREAS, the State of New Jersey has appropriated funds for Shared Services and School District Consolidation Study and Implementation Grants to assist local units with the study, development, and implementation of new shared and regional services; and

WHEREAS, the Department of Community Affairs, Division of Local Government Services (DLGS) is tasked with administering these grant funds through the Local Efficiency Achievement Program (LEAP); and

WHEREAS, LEAP Implementation Grants exist to support costs associated with shared service implementation to ensure that meaningful, efficiency generating initiatives are not hindered by short term transitional expenses; and

WHEREAS, the County of Passaic and the Borough of Totowa propose to enter into a shared services agreement, but face certain expenses associated with implementation that present a burden to the local units; and

WHEREAS, the purpose of this shared services agreement is to provide low-cost, fiber-optic internet services to municipally-owned properties in Passaic County which will benefit the residents of all participating local units; and

WHEREAS, the County of Passaic has agreed to be the lead agency in this program and will submit the application to DLGS on behalf of all participating units.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Council of the Borough of Totowa do hereby join with the County of Passaic in applying for a LEAP Implementation Grant in the amount of \$400,000,00 to support implementation of this shared service.

There was a motion by Councilman Picarelli, seconded by Councilman D'Angelo to approve payment of the 2024 annual contribution to the Totowa Seniors and the Happy Seniors. 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 authorize the Borough Clerk and Borough Attorney to prepare and advertise for the RFP's for 2025 Professional Services. On roll call vote, all members of the Council present voted in the affirmative.

COMMITTEE ON PUBLIC SAFETY:

There was no report.

COMMITTEE ON PUBLIC WORKS:

There was a motion by Councilman Bucher, seconded by Councilman Fierro to adopt the following Resolution Authorizing The Removal And Installation Of Garage Doors At The Department Of Public Works Building. On roll call vote, all members of the Council present voted in the affirmative.

RESOLUTION NO. 127-2024

RESOLUTION AUTHORIZING THE REMOVAL AND INSTALLATION OF
GARAGE DOORS AT THE DEPARTMENT OF PUBLIC WORKS BUILDING

WHEREAS, the Borough of Totowa Department of Public Works (“DPW”) Superintendent has advised that three of the garage doors at the Borough of Totowa DPW Building need to be removed and replaced; and

WHEREAS, the Mayor and Council of the Borough of Totowa have determined that there is a need to dismantle and replace the garage doors at the Borough of Totowa DPW Building; and

WHEREAS, the Mayor and Council of the Borough of Totowa desire to authorize the removal and replacement of the garage doors; and

WHEREAS, the DPW Superintendent solicited quotes for the dismantling, removal and replacement of three garage doors at the Borough of Totowa DPW Building; and

WHEREAS, Reiner Overhead Doors, LLC, P.O. Box 246, Hasbrouck Heights, New Jersey 07604 has submitted a proposal dated October 4, 2024 for the removal and replacement of the garage doors in the amount of \$17,000.00, a copy of which is on file in the office of the Borough of Totowa Municipal Clerk; and

WHEREAS, pursuant to the applicable New Jersey State laws, the removal and replacement of the three garage doors 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 removal and replacement of three garage doors at the Borough of Totowa DPW Building by Reiner Overhead Doors, LLC in the amount of \$17,000.00.

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

COMMITTEE ON ENGINEERING & PUBLIC PROPERTY:

There was a motion by Councilman Reynoso, seconded by Councilman Picarelli to adopt the following Resolution Authorizing The Installation Of Christmas Lighting At The Municipal Complex. On roll call vote, all members of the Council present voted in the affirmative.

RESOLUTION NO. 128-2024

RESOLUTION AUTHORIZING THE INSTALLATION OF CHRISTMAS LIGHTING
AT THE MUNICIPAL COMPLEX

WHEREAS, in anticipation of the upcoming Totowa, Woodland Park and Little Falls Holiday Parade, the Mayor and Council of the Borough of Totowa desire to make the Borough of Totowa Municipal Complex more festive with the installation of Christmas lighting; and

WHEREAS, to accomplish that goal, the Mayor and Council of the Borough of Totowa solicited quotes from licensed companies specializing in the installation of Christmas lighting; and

WHEREAS, K Hanrahan Enterprises, Inc., 20-21 Wagaraw Road, Building 36, Fair Lawn, New Jersey 07410 submitted a proposal dated October 6, 2024 for the installation of Christmas lighting in the amount of \$7,500.00, a copy of which is on file in the office of the Borough of Totowa Municipal Clerk; and

WHEREAS, pursuant to the applicable New Jersey State laws, the contract for these services may be authorized without public bidding since the total contract price will not exceed the public bidding threshold.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Council of the Borough of Totowa do hereby accept the proposal submitted by K Hanrahan Enterprises, Inc., for the installation of Christman lighting at the Municipal Complex in the amount of \$7,500.00.

BE IT FURTHER RESOLVED, that the Mayor and Council of the Borough of Totowa do hereby authorize K Hanrahan Enterprises, Inc. to perform the lighting installation services as set forth in their proposal.

COMMITTEE ON LIAISON & INSPECTION:

There was a motion by Councilman Reynoso, seconded by Councilman Bucher to adopt the following Resolution Authorizing The Borough Of Totowa To Enter Into An Addendum To The Developer's Agreement With Digital Totowa, LLC. On roll call vote, all members of the Council present voted in the affirmative.

RESOLUTION NO. 129-2024

RESOLUTION AUTHORIZING THE BOROUGH OF TOTOWA TO ENTER INTO AN
ADDENDUM TO THE DEVELOPER'S AGREEMENT WITH DIGITAL TOTOWA, LLC

WHEREAS, Digital Totowa, LLC is the owner of real property commonly known and designated as Block 173, Lot 17 on the official Tax and Assessment Map of the Borough of Totowa and is located at 701 Union Boulevard in the I-3 Restricted Industry District; and

WHEREAS, Digital Totowa, LLC had filed an application for development with the Borough of Totowa Planning Board for preliminary and final site plan approval for the 701 Union Boulevard property; and

WHEREAS, the Borough of Totowa Planning Board at its public meetings held on March 14, 2013, April 11, 2013, April 25, 2013 and May 9, 2013 granted preliminary and final site plan approval for the application filed by Digital Totowa, LLC for the 701 Union Boulevard property, subject to certain conditions and restrictions; and

WHEREAS, Digital Totowa, LLC received approval to permit the construction of two data center buildings on the site inclusive of a substation with two electrical feeds in order to provide power to the proposed buildings on the site; and

WHEREAS, by Resolution No. 65-2013 dated May 14, 2013, the Mayor and Council of the Borough of Totowa authorized the Municipal Attorney of the Borough of Totowa to prepare the Developer's Agreement with Digital Totowa, LLC; and

WHEREAS, by Resolution No. 76-2013 dated June 25, 2013, the Mayor and Council of the Borough of Totowa authorized the Borough of Totowa to enter into the Developer's Agreement; and

WHEREAS, thereafter Digital Totowa, LLC sought approval for modifications to one of the buildings on the site which is also referred to as Building B and the Borough of Totowa Zoning Board at its public meetings held on November 4, 2020 and November 19, 2020 granted preliminary and final site plan approval for Building B; and

WHEREAS, by Resolution No. 125-2021 dated December 14, 2021, the Mayor and Council of the Borough of Totowa authorized the Municipal Attorney to prepare an Addendum to the Developer's Agreement between the Borough of Totowa and Digital Totowa, LLC; and

WHEREAS, by Resolution No. 27-2022 dated January 25, 2022, the Mayor and Council of the Borough of Totowa authorized the Borough of Totowa to enter into an Addendum to the Developer's Agreement; and

WHEREAS, thereafter Digital Totowa, LLC sought approval for modifications to one of the buildings on the site which is also referred to as Building A and the Borough of Totowa Zoning Board at its public meetings held on August 10, 2022 and September 14, 2022 granted amended preliminary and final site plan approval for Building A; and

WHEREAS, one of the conditions of the approval granted by the Borough of Totowa Zoning Board was the requirement that Digital Totowa, LLC enter into an Addendum to the Developer's Agreement with the Borough of Totowa; and

WHEREAS, by Resolution No. 117-2022 dated September 27, 2022, the Mayor and Council of the Borough of Totowa authorized the Municipal Attorney to prepare the Addendum to the Developer's Agreement between the Borough of Totowa and the Digital Totowa, LLC.

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 an Addendum to the Developer's Agreement with Digital Totowa, LLC.

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 Reynoso, seconded by Councilman Bucher to adopt the following Resolution Authorizing The Borough Of Totowa To Enter Into A Developer's Agreement With G.O.M. Real Estate Investment, LLC. On roll call vote, all members of the Council present voted in the affirmative.

RESOLUTION NO. 130-2024

RESOLUTION AUTHORIZING THE BOROUGH OF TOTOWA TO ENTER INTO A DEVELOPER'S AGREEMENT WITH G.O.M. REAL ESTATE INVESTMENT, LLC

WHEREAS, G.O.M. Real Estate Investment, LLC is the owner of real property set forth and designated as Block 11, Lot 9.01 on the official Tax and Assessment Map of the Borough of Totowa and commonly known as 95 Shepherds Lane, Totowa, New Jersey 07512; and

WHEREAS, the property is located in the R-AH-2 Affordable Housing-2 Zone District; and

WHEREAS, G.O.M. Real Estate Investment, LLC filed an application with the Borough of Totowa Planning Board for various land use approvals seeking preliminary and final major site plan approval with variance relief for the Shepherds Lane property for the construction of 2 buildings containing a total of 74 units for rent; and

WHEREAS, 59 of the units will be market rate and 15 of the units will be affordable housing; and

WHEREAS, the Borough of Totowa Planning Board at its public meeting held on July 9, 2020 granted preliminary and final site plan approval and various land use relief for the application filed by G.O.M. Real Estate Investment, LLC for the Shepherds Lane property, subject to certain conditions and restrictions; and

WHEREAS, the Borough of Totowa Planning Board approved the application on July 9, 2020 and memorialized its decision in a Resolution adopted by the Planning Board on August 13, 2020; and

WHEREAS, G.O.M. Real Estate Investment, LLC filed an amended application with the Borough of Totowa Planning Board seeking amended preliminary and final major site plan approval with variance “c” relief including track setback, building length, height and parking lot relief; and

WHEREAS, the Borough of Totowa Planning Board at its public meeting held on April 11, 2024 granted the preliminary and final site plan approval and various land use relief for the application filed by G.O.M. Real Estate Investment, LLC for the Shepherds Lane property, subject to certain conditions and restrictions; and

WHEREAS, the Borough of Totowa Planning Board approved the application on April 11, 2024 and memorialized its decision in a Resolution adopted by the Planning Board on April 25, 2024; and

WHEREAS, one of the conditions of the approval granted by the Borough of Totowa Planning Board was the requirement that the G.O.M. Real Estate Investment, LLC enter into a Developer’s Agreement with the Borough of Totowa; and

WHEREAS, by Resolution No. 86-2024 dated June 11, 2024, the Mayor and Council of the Borough of Totowa authorized the Municipal Attorney to prepare the Developer’s Agreement between the Borough of Totowa and the G.O.M. Real Estate Investment, LLC.

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 Developer’s Agreement with G.O.M. Real Estate Investment, LLC.

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.

COMMITTEE ON LEGISLATION & ORDINANCES:

There was a motion by Councilman Fierro, 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. 19-2024

**AN ORDINANCE TO AMEND THE CODE OF THE BOROUGH OF TOTOWA
CHAPTER 398 ENTITLED "VEHICLES AND TRAFFIC", ARTICLE VI,
"STOP AND YIELD INTERSECTIONS", SECTION 24,
"STOP INTERSECTIONS DESIGNATED" AND ARTICLE XIII,
"SCHEDULES", SECTION 53, SCHEDULE IX: STOP INTERSECTIONS**

There was a motion by Councilman Fierro, seconded by Councilman Picarelli to adopt the following Proclamation In Honor And Recognition Of Eagle Scout Dillon Kaleda. On roll call vote, all members of the Council present voted in the affirmative.

**PROCLAMATION IN HONOR AND RECOGNITION OF
EAGLE SCOUT DILLON KALEDA**

WHEREAS, Dillon Kaleda is a resident of the Borough of Totowa and a member of Boy Scout of America Troop #101 at The United Methodist Church in Wayne, New Jersey; and

WHEREAS, Dillon Kaleda has been involved in scouting for most of his life starting as a Scout Buddy and then working his way up through the ranks to achieve the most prestigious rank of Eagle Scout; and

WHEREAS, during his Scouting journey, Dillon Kaleda has learned invaluable life lessons which taught him what it means to be trustworthy, helpful, always prepared, and more importantly, have helped him grow into a Leader; and

WHEREAS, Dillon Kaleda has dedicated himself to earning the rank of Eagle Scout and learned many skills while working to obtain the required merit awards such as lifesaving, survival, responsibility, interacting with others and personal management; and

WHEREAS, for his Eagle Scout Project, Dillon Kaleda rebuilt the patio at The United Methodist Church which entailed leading a Team of 15 volunteers who removed the existing slate, leveled the gravel underneath and re-laid the slate floor. The Team also cleaned the surrounding area and added new furniture and plants so that this outdoor space can now be used by Troop #101 and enjoyed by fellow parishioners; and

WHEREAS, Dillon Kaleda's participation, service to the community and merit awards have fulfilled the requirements leading to the award of the rank of Eagle Scout, the highest honor bestowed upon a Scout member.

NOW, THEREFORE, BE IT PROCLAIMED, that the Mayor and Council of the Borough of Totowa, County of Passaic and State of New Jersey do hereby give special recognition to Dillon Kaleda for achieving the rank of Eagle Scout.

BE IT FURTHER PROCLAIMED, that the Mayor and Council congratulate Dillon Kaleda on obtaining this prestigious honor.

BE IT FURTHER PROCLAIMED, that this Proclamation be made a part of the permanent records of the Borough of Totowa and that a copy of said Proclamation be presented to Dillon Kaleda and his family.

There was a motion by Councilman Fierro, seconded by Councilman Picarelli to approve Raffle License Application Nos. 2399 & 2400 for the Totowa Parent Teacher Organization for a Tricky Tray and On-Premise 50-50 to be held on November 21, 2024 at the Elks Lodge. On roll call vote, all members of the Council present voted in the affirmative.

There was a motion by Councilman Fierro, seconded by Councilman Picarelli to approve Raffle License Application No. 2401 for the Totowa Parent Teacher Organization for an Off-Premise Merchandise Raffle to be held on December 6, 2024 at Washington Park School. On roll call vote, all members of the Council present voted in the affirmative.

There was a motion by Councilman Fierro, seconded by Councilman Picarelli to approve Raffle License Application Nos. 2402 & 2403 for the BPOE #2111 Passaic Valley Elks for a Tricky Tray and On-Premise 50-50 to be held on November 15, 2024 at the Elks Lodge. On roll call vote, all members of the Council present voted in the affirmative.

There was a motion by Councilman Fierro, seconded by Councilman Picarelli to approve Raffle License Application No. 2404 for the EC Athletics Booster Club, Inc. for an Off-Premise Merchandise Raffle to be held on December 21, 2024 at Cheernasium. On roll call vote, all members of the Council present voted in the affirmative.

There was a motion by Councilman Fierro, seconded by Councilman Picarelli to approve Raffle License Application No. 2405 for the BPOE #2111 Passaic Valley Elks for an Off-Premise 50-50 to be held on January 10, 2025 at the Elks Lodge. 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