

BOROUGH OF TOTOWA

MINUTES OF THE MAYOR AND COUNCIL

December 9, 2025

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.

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.

Councilman Reynoso: 1) Congratulated the School Board and the Board of Recreation for the Tree Lighting and school choir last Friday; 2) Announced that we will have our Christmas Caroling Trolley on December 17th at 6:00 p.m., 7:00 p.m. & 8:00 p.m. and it's completely booked.

Mayor Coiro: 1) Commented that the recent Fire Truck Parade went very well, was well attended and said that he received a lot of positive feedback.

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 November 25, 2025. On roll call vote, all members of the Council present voted in the affirmative. Councilman Bucher abstained from the voting.

COMMITTEE ON FINANCE:

There was a motion by Councilman Picarelli, seconded by Councilman D'Angelo to approve Resolution No. 2025-24 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 Resolution No. 2025-25 Authorizing Transfer Of 2025 Budget Appropriations. 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 and the Tax Collector to issue credits 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>
9.05	20	Usher Svetlana TTE 37 Mountainwood Ct	Usher Svetlana TTE	2024	1,200,000	1,084,400	\$3,133.92

Mail to:
Zipp & Tannenbaum LLC
280 Raritan Center Parkway
Edison, NJ 08837

BE IT FURTHER RESOLVED, that the Tax Collector of the Borough of Totowa is authorized to credit this amount:

<u>Block</u>	<u>Lot</u>	<u>Property/Owner</u>	<u>Year</u>	<u>From</u>	<u>To</u>	<u>Amount</u>
9.05	20	Usher Svetlana TTE 37 Mountainwood Ct	2025	1,200,000	796,000	\$11,853.36

There was a motion by Councilman Picarelli, seconded by Councilman D'Angelo to adopt the following resolution authorizing the Tax Collector to increase the evaluation of various properties pursuant to State Tax Court judgments and to send out amended bills. On roll call vote, all members of the Council present voted in the affirmative.

RESOLUTION

WHEREAS, there have been State Tax Court Judgments to increase the evaluation on the following.

NOW, THEREFORE, BE IT RESOLVED, that the Tax Collector of the Borough of Totowa is authorized to bill the following amount:

<u>Block</u>	<u>Lot</u>	<u>Property/Owner</u>	<u>Year</u>	<u>From</u>	<u>To</u>	<u>Amount</u>
170.02	4	Malt 400 Corp 755 Union Blvd.	2024	3,800,000	5,936,000	\$57,906.96

There was a motion by Councilman Picarelli, seconded by Councilman D'Angelo to adopt the following Resolution Authorizing Purchase Of Various Items Through State, County, North Jersey Wastewater And Educational Services Commission Cooperative Contracts. On roll call vote, all members of the Council present voted in the affirmative.

RESOLUTION NO. 156-2025

RESOLUTION AUTHORIZING PURCHASE OF VARIOUS ITEMS THROUGH STATE, COUNTY, NORTH JERSEY WASTEWATER AND EDUCATIONAL SERVICES COMMISSION COOPERATIVE CONTRACTS

WHEREAS, the different Borough of Totowa Departments have requisitioned various goods and services for 2025 pursuant to the following New Jersey State Contracts, Passaic County Cooperative Contracts, Morris County Cooperative Contracts, Bergen County Cooperative Contracts, North Jersey Wastewater Pricing Cooperative Contracts and/or Educational Services Commission of New Jersey Cooperative Contracts; and

VENDOR

Jen Electric, Inc.
Morton Salt, Inc.
Precision Electric Motor Works
Rachles/Michele's Oil Company
Rio Supply, Inc.

STATE/PCC/MCC/BCC/ESCNJ CONTRACT

Morris County Cooperative Contract
Passaic County Cooperative Contract
North Jersey Wastewater Cooperative Contract
New Jersey State Contract
Morris County Cooperative Contract

WHEREAS, the Mayor and Council of the Borough of Totowa is desirous of approving said purchases in accordance with the terms of the various State Contracts, County Contracts, North Jersey Wastewater Contracts and Educational Services Commission of New Jersey Contracts; and

WHEREAS, the Mayor and Council is also desirous of authorizing these purchases from the State Contracts, County Contracts, North Jersey Wastewater Contracts and Educational Services Commission of New Jersey Contracts throughout calendar year 2025, subject to appropriate procurement controls and availability of funds; and

WHEREAS, the Finance and Administration Committee has considered this matter and recommended this resolution to the Mayor and Council for adoption.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Totowa that it hereby authorizes the purchase of the goods and/or services described above in accordance with the terms of the applicable State Contracts, County Contracts, North Jersey Wastewater Contracts or Educational Services Commission of New Jersey Contracts.

BE IT FURTHER RESOLVED, that the Municipal Clerk and all other necessary officers and employees be and hereby are authorized and directed to take such further actions and sign such documents as are necessary to effectuate the purpose of this resolution, including but not limited to issuance of an appropriate Purchase Order.

There was a motion by Councilman Picarelli, seconded by Councilman D'Angelo to adopt the following Resolution Approving Disposal Services For Vegetative Waste Recycling. On roll call vote, all members of the Council present voted in the affirmative.

RESOLUTION NO. 157-2025

RESOLUTION APPROVING DISPOSAL SERVICES FOR
VEGETATIVE WASTE RECYCLING

WHEREAS, the Mayor and Council of the Borough of Totowa need to dispose of the Borough's residential and municipal vegetative waste at a facility that is licensed and permitted by the State of New Jersey Department of Environmental Protection ("DEP"); and

WHEREAS, the Borough of Totowa solicits proposals from licensed and permitted disposal facilities that will dispose of vegetative materials including but not limited to leaves, brush, tree parts, stumps, wood chips and grass; and

WHEREAS, RER Supply, LLC, 4 South Corporate Drive, Riverdale, New Jersey 07457 has submitted a proposal to dispose of vegetative waste at their facility in accordance with their Municipal Rate Schedule, a copy of which is on file in the office of the Borough of Totowa Municipal Clerk; and

WHEREAS, these services were utilized during the year 2025; and

WHEREAS, pursuant to the applicable New Jersey State laws, the authorization of this service may be authorized as an exception to public bidding in accordance with the Local Public Contract Law as set forth in N.J.S.A 40A:11-5, et seq.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Council of the Borough of Totowa do hereby authorize the Borough of Totowa to utilize RER Supply, LLC for the disposal of vegetative waste for the Borough of Totowa in accordance with the Fee Schedule set forth in their proposal.

BE IT FURTHER RESOLVED, that the Mayor and Council of the Borough of Totowa do hereby authorize the 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 A Shared Services Agreement With The Township Of Wayne For Use Of The Township Of Wayne Municipal Court In The Event Of An Emergency. On roll call vote, all members of the Council present voted in the affirmative.

RESOLUTION NO. 158-2025

RESOLUTION AUTHORIZING A SHARED SERVICES AGREEMENT WITH THE TOWNSHIP OF WAYNE FOR USE OF THE TOWNSHIP OF WAYNE MUNICIPAL COURT IN THE EVENT OF AN EMERGENCY

WHEREAS, New Jersey municipal courts are required to have contingency plans, which include the redirection of cases and use of facilities in other municipalities in the event of a cyber-attack or other significant disruption in accordance with the court system's Continuity of Operations Plan ("COOP"); and

WHEREAS, the Borough of Totowa seeks to enter into an agreement with the Township of Wayne for use of their municipal court facilities in the event of an emergency; and

WHEREAS, the Uniform Shared Services and Consolidation Act (the "Act"), N.J.S.A. 40A:65-1 to 40A:65-35, provides that any local unit may, by adoption of a resolution of its governing body, enter into an agreement with any other local unit or units to provide or receive any service that each local unit participating in the agreement is empowered to provide or receive within its own jurisdiction.

NOW, THEREFORE, BE IT RESOLVED, by the Municipal Council of the Borough of Totowa that the Mayor and Municipal Clerk are hereby authorized to execute a Shared Services Agreement with the Township of Wayne for its use of the Township of Wayne municipal court facilities in the event of an emergency, a copy of said Agreement being on file in the office of the Municipal Clerk and hereby approved.

BE IT FURTHER RESOLVED, that in accordance with N.J.S.A. 40A:65-4b a copy of the Agreement shall be filed, for informational purposes, with the Division of Local Government Services in the Department of Community Affairs.

COMMITTEE ON PUBLIC SAFETY:

There was a motion by Councilman D'Angelo, seconded by Councilman Bucher to adopt the following Resolution To Go Into Closed/Executive Session To Discuss A Personnel Item. On roll call vote, all members of the Council present voted in the affirmative.

RESOLUTION NO. 159-2025

WHEREAS, pursuant to N.J.S.A. 10:4 et seq. the Open Public Meetings Act, the Governing Body of a municipality may exclude the public from a portion of a meeting; and

WHEREAS, prior to the exclusion of the public from a portion of the meeting the Governing Body shall first adopt a resolution at a meeting to which the public shall be admitted; and

WHEREAS, pursuant to N.J.S.A. 10:4-12 b.(8) the Governing Body of a municipality may exclude the public from that portion of a meeting in which the Governing Body discusses personnel items.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Totowa that they go into Executive session to discuss personnel items at the conclusion of the regular meeting's agenda.

BE IT FURTHER RESOLVED, that the matters discussed in Executive session will be made public upon the resolution of the personnel items discussed.

COMMITTEE ON PUBLIC WORKS:

There was a motion by Councilman Bucher, seconded by Councilman Fierro to adopt the following Resolution Authorizing Investigative Services For The Waste Oil Underground Storage Tank Under The Licensed Site Remediation Professional Program At The Department Of Public Works. On roll call vote, all members of the Council present voted in the affirmative.

RESOLUTION NO. 160-2025

RESOLUTION AUTHORIZING INVESTIGATIVE SERVICES FOR THE WASTE OIL UNDERGROUND STORAGE TANK UNDER THE LICENSED SITE REMEDIATION PROFESSIONAL PROGRAM AT THE DEPARTMENT PUBLIC WORKS

WHEREAS, in May of 2025, the Borough of Totowa Department of Public Works ("DPW") Superintendent advised the Mayor and Council of the Borough of Totowa that the Waste Oil Underground Storage Tank located at the DPW facility should be removed and replaced with a new Waste Oil Aboveground Storage Tank as soon as possible; and

WHEREAS, the Waste Oil Tanks are primarily used for the storage of used oil, including motor oil, transmission fluid, and used oil filters and are regulated by the New Jersey Department of Environmental Protection (DEP); and

WHEREAS, Aboveground Tanks are easier to inspect and maintain, and leaks are more visible, leading to quicker detection and remediation; and

WHEREAS, by Resolution No. 78-2025 dated May 27, 2025, the Mayor and Council of the Borough of Totowa authorized Atlantic Remedial Technologies, 1081 Paulison Avenue, Suite 203, Clifton, New Jersey 07011 to remove the Waste Oil Underground Storage Tank located at the DPW facility and also authorized the installation of a new Waste Oil Aboveground Storage at the DPW facility; and

WHEREAS, during the removal of the Underground Tank, a potential discharge was discovered which requires further investigation; and

WHEREAS, more specifically, under the provisions of the New Jersey Site Remediation Reform Act ("SRRA"), the Borough of Totowa has an affirmative obligation to hire a designated Licensed Site Remediation Professional ("LSRP") to oversee the investigation at the site; and

WHEREAS, the LSRP acts in place of the DEP for purposes of determining what needs to be done at the site and the first task to be undertaken is Soil Delineation which includes soil sampling and analysis; and

WHEREAS, the Mayor and Council of the Borough of Totowa desire the services of a licensed environmental professional company to perform the required investigative services for the Waste Oil Underground Storage Tank under the Licensed Site Remediation Program at the DPW Facility; and

WHEREAS, Atlantic Remedial Technologies has submitted a proposal dated November 12, 2025 to perform all services related to Task 1 in the amount of \$9,990.00, a copy of which is on file on the office of the Borough of Totowa Municipal Clerk; and

WHEREAS, the proposal also includes the annual compliance review at all LSRP sites within the Borough of Totowa in the amount of \$1,500.00 for the total sum of \$11,490.00; and

WHEREAS, Atlantic Remedial Technologies is a registered company with the New Jersey Division of Consumer Affairs and all work is conducted under the supervision of an NJDEP certified LSRP.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Council of the Borough of Totowa do hereby accept the proposal submitted by Atlantic Remedial Technologies for investigative services for the Waste Oil Underground Storage Tank under the Licensed Site Remediation Program at the DPW Facility.

BE IT FURTHER RESOLVED, that the Mayor and Council of the Borough of Totowa do hereby authorize Atlantic Remedial Technologies to provide the labor and materials for the Task 1 services and annual compliance review as set forth in their proposal.

There was a motion by Councilman Bucher, seconded by Councilman Fierro to adopt the following Resolution Authorizing The Replacement Of Bronze Piston Of The 8" Altitude Valve And Pilot Assembly At The Bullens Lane Water Tank. On roll call vote, all members of the Council present voted in the affirmative.

RESOLUTION NO. 161-2025

RESOLUTION AUTHORIZING THE REPLACEMENT OF THE
BRONZE PISTON OF THE 8" ALTITUDE VALVE AND PILOT ASSEMBLY
AT THE BULLENS LANE WATER TANK

WHEREAS, the Borough of Totowa is the owner of a Water Tank located at 54 Mountainwood Court and more commonly identified as the Bullens Lane Water Tank; and

WHEREAS, the Water Tank stores water to provide consistent pressure, meet peak demand, and serve as an emergency backup supply during power outages or other disruptions; and

WHEREAS, in October of 2025, the Borough of Totowa Department of Public Works ("DPW") Superintendent advised that the Altitude Valve and Pilot Assembly for the Water Tank needed to be repaired; and

WHEREAS, more specifically, the DPW Superintendent has recommended that the 8" Altitude Valve and Pilot Assembly both be rebuilt; and

WHEREAS, by Resolution No. 129-2025 dated October 14, 2025, the Mayor and Council of the Borough of Totowa authorized Mike's Mobil Maintenance, 95B Stickles Pond Road, Newton, New Jersey 07860 to rebuild the 8" Altitude Valve and Pilot Assembly at the Bullens Lane Water Tank; and

WHEREAS, during the rebuilding of the 8" Altitude Valve and Pilot Assembly, it was discovered that the brass at the seal line of the Bronze Piston of the 8" Altitude Valve and Pilot Assembly is eroded and leaking and needs to be replaced; and

WHEREAS, Mike's Mobil Maintenance has submitted a proposal dated November 6, 2025 for the replacement of the Bronze Piston of the 8" Altitude Valve and Pilot Assembly at the Bullens Lane Water Tank the in the amount of \$8,284.00, 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 replacement of the Bronze Piston of the 8" Altitude Valve and Pilot Assembly at the Bullens Lane Water Tank 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 replacement of the Bronze Piston of the 8" Altitude Valve and Pilot Assembly at the Bullens Lane Water Tank by Mike's Mobil Maintenance in the amount of \$8,284.00.

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 no report.

COMMITTEE ON LIAISON & INSPECTION:

There was no report.

COMMITTEE ON LEGISLATION & ORDINANCES:

There was a motion by Councilwoman Coiro, seconded by Councilman Picarelli to approve Raffle License Application No. 2454 for the BPOE #2111 Passaic Valley Elks for an Instant Raffle to be held during January 1 to December 31, 2026 at the Elks Lodge. 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. 2455 for the BPOE #2111 Passaic Valley Elks for an On-Premise 50-50 to be held on January 10, 2026 at the Elks Lodge. 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 Nos. 2456 & 2457 for the BPOE #2111 Passaic Valley Elks for an Armchair Race and On-Premise 50-50 to be held on January 23, 2026 at the Elks Lodge. On roll call vote, all members of the Council present voted in the affirmative.

Mayor Coiro announced that we would now go into closed/executive session and would return, but may or may not have a resolution to the personnel item being discussed.

The following occurred in closed/executive session:

The following people were present: Mayor John Coiro, Councilman 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.

Mayor Coiro gave a synopsis of a situation where Police Chief Carmen Veneziano violated our Personnel Policies – Use of Vehicles Policy – including being arrested and charged with driving under the influence with the Borough's vehicle, along with some history and timeline of the incident. A conversation ensued.

After the discussion, the consensus was that Police Chief Carmen Veneziano be suspended without pay for three (3) days, along with twenty (20) days being taken away from his Sick Bank.

There was a motion by Councilman D'Angelo, seconded by Councilman Bucher to return to open session. On roll call vote, all members of the Council present voted in the affirmative.

Upon returning to open session in the Council Chambers, Mayor Coiro announced the outcome of the personnel item discussed in closed session.

There was a motion by Councilman D'Angelo, seconded by Councilman Bucher to suspend Police Chief Carmen Veneziano three (3) days without pay and to take twenty (20) days from his Sick Bank. 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