

*Town of West New York  
Hudson County, New Jersey*

*Minutes of Regular Meeting*  
*(Regular Session)*  
*March 20, 2024*

*Commissioner Marcos A. Arroyo*  
*Commissioner Victor M. Barrera*  
*Commissioner Marielka A. Diaz*  
*Commissioner Adam W. Parkinson*  
*Mayor Albio Sires*  
*Board of Commissioners*

*ATTEST:*            *ADELINNY PLAZA, RMC*  
*TOWN CLERK*

**March 20, 2024**  
**Regular Meeting**

Minutes of a regular stated meeting of the Board of Commissioners of the Town of West New York, in the County of Hudson, State of New Jersey, held via Teleconference, on **Wednesday, March 20, 2024 at 6:30 P.M. (No Work Session):**

Present: Commissioners Arroyo, Barrera, Diaz, Parkinson, and Mayor Sires  
Absent: None  
Also Present: Town Clerk Adelinnny Plaza, Town Administrator Luis Baez, Deputy Town Administrator Jonathan Castaneda, Angelo Auteri, Esq. (Scarinci Hollenbeck), and Tyara Conil (Town Clerk's Office)

Meeting commenced at 6:30 P.M.

Town Clerk Adelinnny Plaza made the following announcement:

As Presiding Officer of this **Regular Meeting** of the Board of Commissioners of the Town of West New York, held on **March 20, 2024 at 6:30 P.M (No Work Session)**, I do hereby publicly announce, and I direct that this announcement shall be placed in the minutes of this meeting, and that the Notice requirements provided for in the "Open Public Meetings Act" have been satisfied. Notice of this meeting was properly given by the Board of Commissioners in the **Resolution** dated and adopted on **November 21<sup>st</sup>, 2023**. Said Resolution was transmitted by the Town Clerk to the Jersey Journal and the Bergen Record and publicly posted on the Municipal Bulletin Board, Town Hall, and filed with the Town Clerk. Notice of this meeting by the **March 13<sup>th</sup>, 2024** Sunshine Notice was transmitted to the aforementioned newspapers, posted on the municipal bulletin board in Town Hall, and on the Town Website.

Copies are available to the public in accordance with the law.

**Note:** Minutes were taken and transcribed by Town Clerk Adelinnny Plaza and Tyara Conil.

**Minutes of Previous Meetings:**

It was regularly moved by **Commissioner Parkinson**, seconded by **Commissioner Barrera** that the Minutes of Regular Meeting: **March 6, 2024 (Regular Meeting)** be approved. The motion was carried by the following vote:

AYES - Commissioners Arroyo, Barrera, Diaz, Parkinson, and Mayor Sires  
NAYS - None  
ABSENT - None

**Payment of Claims: (Claims are available for public inspection in the Town Clerk's Office)**

It was regularly moved by **Commissioner Barrera**, seconded by **Commissioner Diaz** that the Payment of Claims of: **March 20, 2024** be approved. The motion was carried by the following vote:

AYES - Commissioners Arroyo, Barrera, Diaz, Parkinson, and Mayor Sires  
NAYS - None  
ABSENT - None

March 20, 2024  
Regular Meeting

**PROCLAMATION**  
**RE: HONORING SAINT JOSEPH OF THE PALISADES PARISH**



**Note:** Mayor Sires announced that Saint Joseph of the Palisades Parish remains one of the largest in the State and over the years conducted their masses in German, which later transitioned into Spanish.

**March 20, 2024**  
**Regular Meeting**

**Consent Agenda:**

It was regularly moved by **Commissioner Parkinson**, seconded by **Commissioner Arroyo** that the following Consent Agenda Items **Nos. R24-092 through R24-104 (excluding #R24-102 Re: Temporary Capital Budget)** be adopted. The motion was carried by the following vote:

AYES - Commissioners Arroyo, Barrera, Diaz, Parkinson, and Mayor Sires  
NAYS - None  
ABSENT - None

**RESOLUTION #R24-092**

**RE: CONCERNING PAYMENT OF CLAIMS FOR WORKERS COMPENSATION AND GENERAL LIABILITY FOR THE MONTH OF MARCH 2024**

WHEREAS the Town of West New York has claims for bills to be paid under workers compensation and general liability; and

WHEREAS the Town of West New York is self-insured and participates with other communities in the Public Entity Joint Insurance Fund; and

WHEREAS the PE JIF, and Claims Administrator and the Town Administrator have reviewed all claims and recommend payment, and

WHEREAS the Chief Financial Officer has certified that funds are available for payment of these claims in account 21-75012 for Workers Compensation claims and account 21-75022 for General Liability claims, and

WHEREAS, the Board of Commissioners must approve payment of these claims; and

NOW THEREFORE, BE IT RESOLVED that the Mayor and Commissioners of the Town of West New York do hereby approve of the payment of the following claims:

Workers Compensation & General Liability: \$ 57,611.96

**RESOLUTION R24-093**

**RE: AUTHORIZING REFUND OF TAX OVERPAYMENTS FOR CESAR ROSERO & KATILY VIDALES & PRO CAP 8, LLC**

WHEREAS, taxes with respect to the following properties have been inadvertently overpaid to the Town of West New York (“Town”) in the amounts hereafter stated; and

WHEREAS, it is necessary to make appropriate refunds for such overpayments.

NOW, THEREFORE BE IT RESOLVED, by the Mayor and Board of Commissioners of the Town of West New York, County of Hudson, and State of New Jersey that the following refunds be issued by the Department of Revenue and Finance with respect to the designated property and the Collector of Taxes be and is hereby authorized to adjust the records accordingly and to include the reimbursement of any applicable interest as a result of these overpayments:

<u>NAME</u>	<u>BLOCK/LOT</u>	<u>AMOUNT</u>	<u>YEAR</u>
CESAR ROSERO & KATILY VIDALES 14 WINGATE DR LIVINGSTON, NJ 07039	129/18	\$2,102.74	2024
PRO CAP 8, LLC P.O. BOX 774 FORT WASHINGTON, PA 19034	36/26	\$2,772.44	2024
TOTAL:		\$4,875.18	

**March 20, 2024**  
**Regular Meeting**

**Consent Agenda (Cont.):**

**RESOLUTION #R24-094**  
**RE: AUTHORIZING REFUND OF TAX OVERPAYMENTS**

WHEREAS, taxes with respect to the following properties have been inadvertently overpaid to the Town of West New York (“Town”) in the amounts hereafter stated; and

WHEREAS, it is necessary to make appropriate refunds for such overpayments.

NOW, THEREFORE BE IT RESOLVED, by the Mayor and Board of Commissioners of the Town of West New York, County of Hudson, and State of New Jersey that the following refunds be issued by the Department of Revenue and Finance with respect to the designated property and the Collector of Taxes be and is hereby authorized to adjust the records accordingly and to include the reimbursement of any applicable interest as a result of these overpayments:

OVERPAYMENT 10 DAYS LIEN REDEMPTION				
NAME / ADDRESS	BLK	LOT	QUAL	AMOUNT
REVOC TRT MANUEL E REYES 95 EDGEWATER ROAD CLIFFSIDE PARK, NJ 07010	72	48		\$38.00
PALISADES CONVER% JACK CHERUB 134 FOREST PLACE ROCHELLE PARK, NJ 07662	11	19	C0081	\$38.00
6050 BLVD EAST HOLDINGS, LLC 1321 UPLAND DRIVE HOUSTON, TX 77043	38	9	C0142	\$1,290.10
JUAN RAMIREZ 106 60TH ST WEST NEW YORK, NJ 07093	44	12		\$38.00
DENIS ARIEL GARICA RODRIGUEZ 5800 BROADWAY APT #4 WEST NEW YORK, NJ 07093	62	1	C0004	\$38.00
VU H CAO P.O. BOX 3168 WEST NEW YORK, NJ 0793	51	18		\$7.85
5401 KENNEDY BLVD EAST LLC 5401 BLVD EAST WEST NEW YORK, NJ 07093	72	42		\$38.00
4901 MURPHY PLACE, LLC 1807 KENNEDY BLVD APT# 1FNORTH BERGEN, NJ 07047	107	50		\$21.15
FERMIN & MARIA LEON 6061 COLLINS AVE APT 21D MIAMI BEACH, FL 33140	108	24		\$38.00
PURE FOODS MGMT GROUP C/O POPE 7237 HANOVER PKWY SUITE C GREENBELL, MD 20770	112	11		\$38.00
KARINA IZAQUIRRE 5808 WASHINGTON ST APT#202 WEST NEW YORK, NJ 07093	130	5.01	C0202	\$36.59
ALBIO PEREZ & BETANIA RODRIGUEZ 6003 MADISON ST WWEST NEW YORK, NJ 07093	137	25		\$37.15

**March 20, 2024**  
**Regular Meeting**

**Consent Agenda (Cont.):**  
**Resolution (Cont.):**

IHAB BOTROS	154	17		\$27.96
767 GOLDEN AVE SECAUCUS, NJ 07094				
RAUL A ACOSTA	97	12		\$138.00
309 52ND ST WEST NEW YORK, NJ 07093				
EUNICE O. FERNANDEZ & OSCAR R	126	36		\$38.00
7332 CARY ST ENGLEWOOD, FL 34224				
5907 BUCHANAN PL RAFAEL SANCHEZ	60	6		\$20.19
152-59TH STREET WEST NEW YORK, NJ 07093				
RAVINDRA NATH BOMMANKANTI	42	25.01		\$30.00
36 AUTUMN PARK DR, MEDFORD, NJ 08055				
TYKHEE, LLC	104	9		\$66.76
110 LIVINGSTON ST APT# 4C BROOKLYN, NY 11201				
RISHI M RAINA & PURVI B NAIK	168.01	1	C0404	\$24.03
404 NEWBURG COURT WEST NEW YORK, NJ 07093				
6010 POLK STREET LLC	137	4		\$32.26
64 PROSPECT AVE BRIDGEWATER, NJ 08807				
6010 POLK STREET LLC	137	5		\$32.26
64 PROSPECT AVE BRIDGEWATER, NJ 08807				
PERSA LUNA, LLC	35	9		\$33.29
18181 NE 31ST CT APT# 1809 AVENTURA, FL 33160				
TOWER WEST APT ASSOCIATION	38	9	C0014	\$14.61
6050 BLVD EAST WEST NEW YORK, NJ 07093				
SANTIAGO LAGE & DIANA & EDWARD	117	9		\$28.89
553 56TH ST WEST NEW YORK, NJ 07093				
MARIA L. CORELLA & DARWIN S NARVAEZ	130	1.01		\$26.96
624 57TH ST APT#1A WEST NEW YORK, NJ 07093				
RB111 APTS URBAN RENEWAL LLC	168.01	9.01		\$55.00
655 BROAD ST 14TH FL NEWARK, NJ 07102				
DOCTORS HOUSE REAL ESTATE HOLD, LLC	33	6		\$55.00
6310-12 BERGENLINE AVE WEST NEW YORK, NJ 07093				
<b>TOTAL:</b>				<b>\$2,282.05</b>

**March 20, 2024**  
**Regular Meeting**

**Consent Agenda (Cont.):**

**RESOLUTION #R24-095**  
**RE: AUTHORIZING REFUND OF TAX LIEN REDEMPTIONS AND TAX LIEN PREMIUMS**

WHEREAS, the investors named below have previously purchased Tax Sale Certificates from the Town of West New York; and

WHEREAS, the Tax Collector for the said Tax Sale Certificates has received the full amount for redemption pursuant to N.J.S.A. 54:5-60; and

WHEREAS, the Certificates have now been redeemed and the investor is entitled to a refund of said redemption amounts and premium amounts pursuant to N.J.S.A. 54:5-33 and N.J.S.A. 54:5-33; and

NOW THEREFORE, BE IT RESOLVED, by the Mayor and Board of Commissioners of the Town of West New York, County of Hudson, State of New Jersey, that the below listed redemption and premium amounts be paid to the investors in the following amounts, and the Department of Revenue and Finance is hereby authorized to issue said refunds:

LIEN HOLDER				TAX	REDEMPTION	PREMIUM
MARCH 20 MEETING	BLK	LOT	QUAL	CERTIFICATE		
CULLEN SCHAFFER	45	10		20-0165	\$ 13,077.16	\$ 4,900.00
EVOLVE BANK & TRUST	143	8		22-0239	\$ 13,610.35	\$ 14,500.00
FIG 20, LLC FBO SEC PTY	83	7	C7001	22-0152	\$ 657.46	\$ 100.00
GREYMORR LLC	70	19.01	C0010	20-0222	\$ 4,288.68	\$ 3,200.00
LB-HONEY BADGER SBMUNI CUST	5	20	C1002	23-0010	\$ 1,273.71	\$ 300.00
LB-HONEY BADGER SBMUNI CUST	9	4	C0045	23-0035	\$ 2,392.91	\$ 100.00
LB-HONEY BADGER SBMUNI CUST	22	17	C0504	23-0102	\$ 10,193.98	\$ 2,400.00
LB-HONEY BADGER SBMUNI CUST	83	7	C7001	20-0269	\$ 1,755.13	\$ -
PRO CAP 8 FBO FIRSTRUST BANK	55	51	C0008	23-0224	\$ 530.39	\$ -
PRO CAP 8 FBO FIRSTRUST BANK	96	11	C0026	23-0346	\$ 3,455.82	\$ -
PRO CAP 8 FBO FIRSTRUST BANK	11	18		23-0039	\$ 680.62	\$ -
PRO CAP 8 FBO FIRSTRUST BANK	14	5		23-0050	\$ 827.97	\$ 300.00
PRO CAP 8 FBO FIRSTRUST BANK	35	1	C0036	23-0133	\$ 1,367.82	\$ 100.00
PRO CAP 8 FBO FIRSTRUST BANK	79	21.01	C0001	23-0279	\$ 2,555.21	\$ -
PRO CAP 8 FBO FIRSTRUST BANK	81	7		23-0299	\$ 4,409.50	\$ 2,800.00
PRO CAP 8 FBO FIRSTRUST BANK	117	18		23-0405	\$ 353.30	\$ -
PRO CAP 8 FBO FIRSTRUST BANK	120	38		23-0409	\$ 1,860.76	\$ -
PRO CAP 8 FBO FIRSTRUST BANK	149	7.01		23-0487	\$ 1,291.39	\$ -
PRO CAP 8 FBO FIRSTRUST BANK	155	14.01		23-0511	\$ 648.00	\$ -
SLS 1 LLC	31	29		23-0120	\$ 7,363.75	\$ 3,000.00
WSFS CUST TOWER DBXIII	168.01	1	C0375	23-0572	\$ 5,649.90	\$ 100.00
WSFS CUST TOWER DBXIII	168.01	1	C0458	23-0580	\$ 9,017.95	\$ 100.00
SUBTOTAL:					\$ 87,261.76	\$ 31,900.00
TOTAL:						\$ 119,161.76

**March 20, 2024**  
**Regular Meeting**

**Consent Agenda (Cont.):**

**RESOLUTION #R24-096**

**RE: AUTHORIZING THE TOWN OF WEST NEW YORK TO SEEK FAIR AND OPEN PROCESS IN COMPLIANCE WITH THE PAY TO PLAY STATUTES FOR THE RETENTION OF RFP'S FOR VARIOUS SERVICES FOR THE YEAR 2024**

WHEREAS, N.J.S.A. 19:44A-20.4 et seq. mandates a municipality to comply with Pay to Play requirements; and

WHEREAS, the Mayor and Commissioners of the Town of West New York ("Town") wish to receive and consider proposals for services as may be needed by the Town, including but not limited to legal/professional services as follows:

Additional Special Project Planner (2 <sup>nd</sup> Occasion)	April 16, 2024 at 12:00 p.m.
Accounting Services for the Rent Control Board (3 <sup>rd</sup> Occasion)	April 16, 2024 at 12:30 p.m.
Urban Enterprise Zone (UEZ) 5-year Strategic Plan	April 16, 2024 at 1:00 p.m.

WHEREAS, the Town has previously committed itself to utilizing a Fair and Open Process for the solicitation and review of proposals and qualifications for legal/professional services.

NOW THEREFORE BE IT RESOLVED by the Mayor and Commissioners of the Town of West New York, County of Hudson, and State of New Jersey as follows:

1. The aforesaid recitals are incorporated herein as though fully set forth at length;
2. The Town Clerk is authorized and directed to publish and advertise a Request for Proposals for the various legal/professional services as may be needed by the Town, for each separate board or entity requiring separate legal/professional services, including but not limited to the services referenced above.
3. Such Request for Proposals (s) shall be published and advertised in accordance with a Fair and Open Process at least ten (10) days in advance, of the opening of the responses to the Requests for Proposals received such opening to take place on or before the next regularly scheduled meeting of the Mayor and Council, on or before which time all Statements of Proposals must be submitted by interested parties, for consideration by the Review Committee herein established; and
4. The Procurement Committee, and Town Attorney all in an advisory capacity, will review all Statements of Proposals and to make recommendations to the Mayor and Board of Commissioners of the Town of West New York prior to its next regularly scheduled meeting.

**RESOLUTION #R24-097**

**RE: AUTHORIZING THE PREPARATION OF AN AREA IN NEED OF REDEVELOPMENT STUDY FOR THE PROPERTY LOCATED AT 6402 KENNEDY BOULEVARD (ALSO KNOWN AS BLOCK 158, LOT 15), 6314-6320 KENNEDY BOULEVARD (ALSO KNOWN AS BLOCK 159, LOT 15), 6400 JEFFERSON AVENUE (ALSO KNOWN AS BLOCK 158, LOT 12.01), AND 6308 JEFFERSON AVENUE (ALSO KNOWN AS BLOCK 158, LOT 9, 10, 11)**

WHEREAS, it is the perception and belief of the Board of Commissioners of the Town of West New York that the area identified as Block 158, Lot 15, more commonly known as 6402 Kennedy Boulevard, WestNewYork, NJ 07093, Block 159, Lot 15, more commonly known as 6314-6320 Kennedy Boulevard, WestNewYork, NJ 07093, Block 158, Lot 12.01, more commonly known as 6400 Jefferson Avenue, West New York, NJ 07093, and Block 158, Lot 9, 10, and 11, more commonly known as 6308 Jefferson Avenue WestNewYork, NJ 07093, may qualify as an "area in need of redevelopment" as that term is defined in the "Local Redevelopment and Housing Law" (N.J.S.A. 40A:12A-1 et seq.); and,



**March 20, 2024**  
**Regular Meeting**

**Consent Agenda (Cont.):**

**Resolution (Cont.):**

WHEREAS, pursuant to N.J.S.A. 40A:12A-6, prior to making such determination, the Planning Board of the Town of West New York must be authorized by a Board of Commissioners' Resolution to undertake a preliminary investigation, including, but not limited to, conducting public hearings on the matter to determine whether the proposed area is a redevelopment area as set forth under N.J.S.A. 40A:12A-5; and,

WHEREAS, the redevelopment area determination shall authorize the Town of West New York to use all those powers provided by the Legislature for use in a redevelopment area, excluding the power of eminent domain ("Non-Condensation Redevelopment Area").

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Town of West New York that pursuant to law, the question of whether the area identified as Block 158, Lot 15, more commonly known as 6402 Kennedy Boulevard, West New York, NJ 07093, Block 159, Lot 15, more commonly known as 6314-6320 Kennedy Boulevard, West New York, NJ 07093, Block 158, Lot 12.01, more commonly known as 6400 Jefferson Avenue, West New York, NJ 07093, and Block 158, Lot 9, 10, and 11, more commonly known as 6308 Jefferson Avenue West New York, NJ 07093, or any portion thereof should be deemed to be "an area in need of redevelopment" is hereby referred to the Planning Board of the Town of West New York for preliminary investigation, public hearing and preparation of a Redevelopment Study and recommendation to the Board of Commissioners as provided by statute.

BE IT FURTHER RESOLVED that the redevelopment area determination shall authorize the Town of West New York to use all those powers provided by the Legislature for use in a redevelopment area, excluding the power of eminent domain ("Non-Condensation Redevelopment Area").

**RESOLUTION #R24-098**

**RE: AUTHORIZING SETTLEMENT IN WORKERS' COMPENSATION  
MATTER, MARCO BARRERA V. TOWN OF WEST NEW YORK**

WHEREAS, the Town of West New York ("Town") is a party involved in pending Division of Workers' Compensation matter entitled, *Marco Barrera v. Town of West New York* (CRC-00314-003209); and

WHEREAS, Counsel for the Town of West New York has presented a proposed settlement in this matter; and

WHEREAS, Plaintiff and/or Plaintiff's authorized representative has agreed to accept the aforementioned settlement.

NOW THEREFORE, BE IT RESOLVED that the Mayor and the Board of Commissioners of the Town of West New York, County of Hudson, State of New Jersey do hereby authorize the settlement of the workers' compensation matter, entitled *Marco Barrera v. Town of West New York* (CRC-00314-003209) as presented by Counsel for the Town of West New York.

BE IT FURTHER RESOLVED that the Mayor and the Board of Commissioners of the Town of West New York authorize the Town's third-party administrator to make the settlement payment as set forth pursuant to the terms of the settlement agreement within the time period prescribed by law.

BE IT FURTHER RESOLVED that Plaintiff has provided or shall provide to Counsel for the Town of West New York a satisfactory release, closing documents and/or other appropriate documentation.

**March 20, 2024**

*Regular Meeting*

**Consent Agenda (Cont.):**

**RESOLUTION #R24-099**

**RE: AUTHORIZING SETTLEMENT IN WORKERS' COMPENSATION  
MATTER, GENESIS ZAPATA V. WEST NEW YORK**

WHEREAS, the Town of West New York ("Town") is a party involved in pending Division of Workers' Compensation matter entitled, *Genesis Zapata v. Town of West New York* (Claim No. 314-003134); and

WHEREAS, Counsel for the Town of West New York has presented a proposed revised settlement in this matter; and

WHEREAS, Plaintiff and/or Plaintiff's authorized representative has agreed to accept the aforementioned revised settlement.

NOW THEREFORE, BE IT RESOLVED that the Mayor and the Board of Commissioners of the Town of West New York, County of Hudson, State of New Jersey do hereby authorize the revised settlement of the workers compensation matter, entitled *Genesis Zapata v. Town of West New York* (Claim No. 314-003134) as recommended by Counsel for the Town of West New York.

BE IT FURTHER RESOLVED that the Mayor and the Board of Commissioners of the Town of West New York authorize the Town's third-party administrator to make the settlement payment as set forth pursuant to the terms of the settlement agreement within the time period prescribed by law.

BE IT FURTHER RESOLVED that Plaintiff has provided or shall provide to Counsel for the Town of West New York a satisfactory release, closing documents and/or other appropriate documentation.

**RESOLUTION #R24-100**

**RE: AUTHORIZING MERCHANT PROCESSING AGREEMENT WITH MUNICIPALPAY  
FOR PAYMENT PROCESSING FOR THE TOWN OF WEST NEW YORK**

WHEREAS, the Town of West New York (the "Town") requires merchant payment processing software and related services for the Town of West New York; and

WHEREAS, the Town received a proposal submitted by Municipipay, a registered ISO of Wells Fargo Bank, N.A., Concord, CA. ("Municipipay") for the provision of the required merchant payment processing software and services as required by the Town of West New York for a two (2) year contract term, plus such extensions as may be permitted by law; and

WHEREAS, the Mayor and the Board of Commissioners of the Town of West New York seek to authorize the merchant processing agreement with Municipipay for the provision of payment processing services as required by the Town of West New York, for a two (2) year contract term, plus such extensions as may be permitted by law, paid by user convenience fees as set forth in the proposal, with no fees paid by the Town of West New York.

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Town of West New York, County of Hudson, State of New Jersey do hereby authorize the merchant processing agreement with Municipipay for the provision of payment processing services as required by the Town of West New York, for a two (2) year contract period plus such extensions as may be permitted by law, paid by user convenience fees pursuant to the proposal, with no fees to be paid by the Town of West New York.

**March 20, 2024**

*Regular Meeting*

**Consent Agenda (Cont.):**

**Resolution (Cont.):**

BE IT FURTHER RESOLVED that the Mayor, the Municipal Administrator, and the Town Clerk are authorized to take any necessary steps to execute a contract with Municipapay for the provision of payment processing services and to further effectuate the purposes as set forth in this Resolution.

**RESOLUTION #R24-101**

**RE: TO AUTHORIZE THE PURCHASE OF TWO (2) 2025 MACK ELECTRIC LRE 6X4 GARBAGE TRUCKS WITH LEACH MODEL 2RIII 29 CUBIC YARD REARLOAD REFUSE MOUNTED BODY THROUGH THE SOURCEWELL COOPERATIVE PURCHASING PROGRAM**

WHEREAS, the Town of West New York (the “Town”) wishes to purchase two (2) electric garbage trucks for the West New York Department of Public Works (“DPW”) utilizing NJDEP grant funding awarded to the Town; and

WHEREAS, pursuant to N.J.S.A. 52:34-6.2(b), the Town may purchase goods or contract for services through the use of a nationally recognized and accepted cooperative purchasing agreement developed utilizing a competitive bidding process by another contracting unit, when it is determined to be the most cost-effective option for procurement; and

WHEREAS, the most cost-effective option for the Town to purchase the two (2) required electric garbage truck vehicles for the West New York DPW is through the Sourcewell Cooperative Purchasing Program Contract with Mack Trucks, Inc., 7825 National Service Road, Greensboro, NC 27409 (Contract #060920, valid until August 1, 2024); and

WHEREAS, the Town of West New York is an authorized member of the Sourcewell Cooperative Purchasing Program; and

WHEREAS, the Sourcewell Cooperative Purchasing Program awarded Contract #060920-MAK to Mack Trucks, Inc. (“Mack”) for “Class 4-8 Chassis with Related Equipment, Accessories, and Services” (effective until August 1, 2024) which the Town may utilize to procure the two (2) required electric Mack Garbage Truck Vehicles for the West New York DPW utilizing grant funding provided to the Town by the NJDEP; and

WHEREAS, Gabrielli Truck Sales, located at 2306 Route 130 N., Dayton, NJ 08810 is an authorized dealer/reseller of Mack Trucks, Inc. pursuant to Sourcewell Cooperative Purchasing Contract #060920-MAK for “Class 4-8 Chassis with Related Equipment, Accessories, and Services”, effective until August 1, 2024; and

WHEREAS, Gabrielli Truck Sales has provided the Town with a quote (Quote ID# GABR2023000275A404), pursuant to Sourcewell Cooperative Contract #060920-MAK, for the Town to purchase two (2) 2025 Mack Electric LRE 6x4 Garage Truck Vehicles with Leach Model 2RIII 29 Cubic Yard Mounted Body, for a total amount of \$702,868.72 per vehicle, and a total purchase amount not to exceed \$1,405,737.44 for two (2) vehicles; and

WHEREAS, the Town of West New York seeks to authorize the purchase of two (2) 2025 Mack Electric LRE 6x4 Garage Truck Vehicles with Leach Model 2RIII 29 Cubic Yard Mounted Body, for the amount of \$702,868.72 per vehicle, for a total purchase amount not to exceed \$1,405,737.44 for two (2) vehicles, from Gabrielli Truck Sales, pursuant to Sourcewell Cooperative Contract #060920-MAK, utilizing grant funding provided to the Town by the NJDEP.

**March 20, 2024**

*Regular Meeting*

**Consent Agenda (Cont.):**

**Resolution (Cont.):**

NOW THEREFORE, BE IT RESOLVED that the Mayor and the Board of Commissioners of the Town of West New York do hereby authorize the purchase of two (2) 2025 Mack Electric LRE 6x4 Garage Truck Vehicles with Leach Model 2RIII 29 Cubic Yard Mounted Body, from Gabrielli Truck Sales, pursuant to Sourcewell Cooperative Contract #060920-MAK, for the amount of \$702,868.72 per vehicle, for a total purchase amount not to exceed \$1,405,737.44, utilizing NJDEP grant funding awarded to the Town of West New York.

BE IT FURTHER RESOLVED that the Mayor, Municipal Administrator and the Town Clerk are authorized to take any additional steps necessary to effectuate the purposes set forth herein.

BE IT FURTHER RESOLVED that the Chief Financial Officer certifies that the funds necessary for this purchase are available from account 04-215-55-932-003.

**RESOLUTION #R24-103**

**RE: AUTHORIZING PAYMENT FOR HOLIDAY DECORATIONS AND CHRISTMAS LIGHTS SET-UP SERVICES FOR 2023 TO CHRISTMAS DESIGNERS HOLIDAY DECORATING, LLC**

WHEREAS, the Town of West New York (“Town”) required holiday decorating and lighting set up services for the 2023 holiday season; and

WHEREAS, pursuant to N.J.S.A. 40A:11-2(6), the Town may authorize a payment for professional services that are original and creative in character and recognized in a field of artistic endeavor; and

WHEREAS, the Town seeks to authorize payment of the invoice submitted by Christmas Designers Holiday Decorating, LLC, located at 425 Lawton Avenue, Cliffside Park, NJ 07010, for holiday decorating and lighting set up services as required by the Town of West New York for the 2023 holiday season, for a total in the amount of \$8,175.00.

NOW THEREFORE, BE IT RESOLVED that the Mayor and Board of Commissioners of the Town of West New York, County of Hudson, State of New Jersey, do hereby authorize payment of the Requisition (Req. No. 43317) submitted by Christmas Designers Holiday Decorating, LLC, 425 Lawton Avenue, Cliffside Park, NJ 07010 in the amount of \$8,175.00 for the Holiday Decorations and Lights Set-Up Services for the 2023 holiday season.

BE IT FURTHER RESOLVED that the Mayor and/or Municipal Administrator is hereby authorized to execute and deliver this contract on behalf of the Town.

BE IT FURTHER RESOLVED that the Chief Financial Officer certifies that the funds necessary for this payment are available from account 01-203-24-790-020-99.

**March 20, 2024**

*Regular Meeting*

**Consent Agenda (Cont.):**

**RESOLUTION #R24-104**  
**RE: AUTHORIZING THE PREPARATION OF AN AREA IN NEED OF**  
**REDEVELOPMENT STUDY FOR 6600-14 PARK AVENUE BLOCK 4, LOT 1, IN THE**  
**TOWN OF WEST NEW YORK**

**WHEREAS**, it is the perception and belief of the Board of Commissioners of the Town of West New York that the area identified as Block 4, Lot 1, more commonly known as the 6600-14 Park Avenue, may qualify as an “area in need of redevelopment” as that term is defined in the “Local Redevelopment and Housing Law” (N.J.S.A. 40A:12A-1 et seq.); and

**WHEREAS**, pursuant to N.J.S.A. 40A:12A-6, prior to making such determination, the Planning Board of the Town of West New York must be authorized by a Board of Commissioners’ Resolution to undertake a preliminary investigation, including, but not limited to, conducting public hearings on the matter to determine whether the proposed area is a redevelopment area as set forth under N.J.S.A. 40A:12A-5; and

**WHEREAS**, the redevelopment area determination shall authorize the Town of West New York to use all those powers provided by the Legislature for use in a redevelopment area, excluding the power of eminent domain (“Non-Condensation Redevelopment Area”).

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Commissioners of the Town of West New York that pursuant to law, the question of whether the area identified as Block 4, Lot 1, more commonly known as 6600-14 Park Avenue, West New York, New Jersey 07093, or any portion thereof should be deemed to be “an area in need of redevelopment” is hereby referred to the Planning Board of the Town of West New York for preliminary investigation, public hearing and preparation of a Redevelopment Study and recommendation to the Board of Commissioners as provided by statute.

**BE IT FURTHER RESOLVED** that the redevelopment area determination shall authorize the Town of West New York to use all those powers provided by the Legislature for use in a redevelopment area, excluding the power of eminent domain (“Non-Condensation Redevelopment Area”).

**March 20, 2024**  
**Regular Meeting**

**RESOLUTION #R24-102**  
**RE: TEMPORARY CAPITAL BUDGET**

Whereas, the local capital budget for the year 2024 has not been adopted for the year 2024; and,

Whereas, it is desired to establish a temporary capital budget for 2024,

Now, Therefore Be It Resolved, by the Governing Body of the Town of West New York, County of Hudson that the following temporary capital budget for 2024 Budget be made:

RECORDED VOTE (Insert last names)	( Commissioner Arroyo ( Commissioner Barrera AYES ( Commissioner Diaz ( Commissioner Parkinson ( Mayor Sires	( ( NAYS (	( ABSTAIN (                 (                 ( ABSENT (                 (
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TEMPORARY CAPITAL BUDGET  
CAPITAL BUDGET (Current Year Action)  
2024

1 PROJECT	2 Project Number	3 Estimated Total Cost	4 Amounts Reserved in Prior Years	5a 2024 Budget Appropriations	PLANNED FUNDING SERVICES FOR CURRENT YEAR 2024				
					5b Capital Improvement Fund	5c Capital Surplus	5d Grants in Aid and Other Funds	5e Debt Authorized	6 To Be Funded in Future Years
Ord. Amending Ord. No. 29/22 Power Lift Systems,									
Miller Park Improvements and Electric Shuttle									
Buses and Garbage Trucks									
(A) Electric Shuttle Buses and Garbage Trucks		166,690					166,690		
(B) Miller Park Improvements		(468,387)					(468,387)		
Various Park Projects		1,654,197					1,654,197		
<b>TOTALS ALL PROJECTS</b>		<b>\$ 1,352,500</b>			<b>\$ -</b>		<b>\$ 1,352,500</b>	<b>\$ -</b>	

**March 20, 2024**  
**Regular Meeting**

**Resolution (Cont.):**

TEMPORARY CAPITAL BUDGET  
CAPITAL BUDGET (Current Year Action)  
2024

6 YEAR CAPITAL PROGRAM 2024 - 2029  
ANTICIPATED PROJECT SCHEDULE AND FUNDING REQUIREMENT

1 PROJECT	2 PROJECT NUMBER	3 ESTIMATED TOTAL COST	ESTIMATED COMPLETION TIME	5 FUNDING AMOUNTS PER YEAR					
				Budget Year 2024	2025	2026	2027	2028	2029
Ord. Amending Ord. No. 29/22 Power Lift Systems,									
Miller Park Improvements and Electric Shuttle									
Buses and Garbage Trucks									
(A) Electric Shuttle Buses and Garbage Trucks		166,690		166,690					
(B) Miller Park Improvements		(468,387)		(468,387)					
Various Park Projects		1,654,197		1,654,197					
<b>TOTALS ALL PROJECTS</b>		<b>\$ 1,352,500</b>		<b>\$ 1,352,500</b>					

6 YEAR CAPITAL PROGRAM 2024 - 2029  
SUMMARY OF ANTICIPATED FUNDING SOURCES AND AMOUNTS

1 PROJECT	2 Estimated TOTAL COST	3 Budget Appropriations		4 Capital Improvement Fund	5 Capital Surplus	6 Grants in Aid and Other Funds	7 BONDS AND NOTES			
		Current Year 2024	Future Years				General	Self Liquidating	Assessment	School
Ord. Amending Ord. No. 29/22 Power Lift Systems,										
Miller Park Improvements and Electric Shuttle										
Buses and Garbage Trucks										
(A) Electric Shuttle Buses and Garbage Trucks	166,690					166,690				
(B) Miller Park Improvements	(468,387)					(468,387)				
Various Park Projects	1,654,197					1,654,197				
<b>TOTALS ALL PROJECTS</b>	<b>\$ 1,352,500</b>			<b>\$ -</b>		<b>\$ 1,352,500</b>	<b>\$ -</b>			

Motion was made by **Commissioner Diaz**, seconded by **Mayor Sires**, to **adopt the foregoing Resolution**, was carried by the following vote:

- AYES - Commissioners Arroyo, Barrera, Diaz, Parkinson, and Mayor Sires
- NAYS - None
- ABSENT - None

March 20, 2024  
Regular Meeting

**ORDINANCE #6/24**

**AN ORDINANCE OF THE TOWN OF WEST NEW YORK, IN THE COUNTY OF HUDSON, NEW JERSEY, DELETING SECTION 2 OF ORDINANCE NO. 29/22 OF THE TOWN AND CANCELING THE APPROPRIATION THEREIN FOR IMPROVEMENTS TO MILER PARK SHUTTLE BUSES AND ELECTRIC GARBAGE TRUCKS**

**Note:** Town Clerk Adelanny Plaza read the title of the foregoing Ordinance aloud.

It was regularly moved by **Commissioner Barrera**, seconded by **Commissioner Parkinson**, to **Adopt the introduction** of the foregoing Ordinance. The motion was carried by the following vote:

AYES - Commissioners Arroyo, Barrera, Diaz, Parkinson, and Mayor Sires  
NAYS - None  
ABSENT - None

**NOTICE**  
**ORDINANCE #6/24**

**AN ORDINANCE OF THE TOWN OF WEST NEW YORK, IN THE COUNTY OF HUDSON, NEW JERSEY, DELETING SECTION 2 OF ORDINANCE NO. 29/22 OF THE TOWN AND CANCELING THE APPROPRIATION THEREIN FOR IMPROVEMENTS TO MILER PARK SHUTTLE BUSES AND ELECTRIC GARBAGE TRUCKS**

**Note:** Town Clerk Adelanny Plaza read notice of the foregoing Ordinance aloud.

The foregoing Ordinance was adopted for first reading by the Mayor and Board of Commissioners of the Town of West New York, New Jersey, on **March 20, 2024** and ordered published, for consideration before final passage at a public hearing on **April 17, 2024 at 6:30 p.m.** held remotely or in person. Instructions regarding attendance and participation in the meeting will be posted on the Town's website: <http://www.westnewyorknj.org/>. A copy of this Ordinance has been posted on the bulletin board upon which public notices are customarily posted on in the Town Hall of the Town of West New York, and a copy (at no charge) is available up to and including the time of such meeting to the members of the public of the Town who shall request such copies, at the Office of the Town Clerk in said Town Hall in West New York, N.J.

**ORDINANCE #7/24**

**AN ORDINANCE OF THE TOWN OF WEST NEW YORK, IN THE COUNTY OF HUDSON, NEW JERSEY, APPROPRIATING GRANTS FOR VARIOUS PARK PROJECTS IN AND FOR THE TOWN OF WEST NEW YORK**

**Note:** Town Clerk Adelanny Plaza read the title of the foregoing Ordinance aloud.

It was regularly moved by **Commissioner Barrera**, seconded by **Commissioner Diaz**, to **Adopt the introduction** of the foregoing Ordinance. The motion was carried by the following vote:

AYES - Commissioners Arroyo, Barrera, Diaz, Parkinson, and Mayor Sires  
NAYS - None  
ABSENT - None



March 20, 2024  
Regular Meeting

**Ordinance (Cont.):**

**NOTICE**  
**ORDINANCE #7/24**

**AN ORDINANCE OF THE TOWN OF WEST NEW YORK, IN THE COUNTY OF HUDSON, NEW JERSEY, APPROPRIATING GRANTS FOR VARIOUS PARK PROJECTS IN AND FOR THE TOWN OF WEST NEW YORK**

**Note:** Town Clerk Adelinn Plaza read notice of the foregoing Ordinance aloud.

The foregoing Ordinance was adopted for first reading by the Mayor and Board of Commissioners of the Town of West New York, New Jersey, on **March 20, 2024** and ordered published, for consideration before final passage at a public hearing on **April 17, 2024 at 6:30 p.m.** held remotely or in person. Instructions regarding attendance and participation in the meeting will be posted on the Town's website: <http://www.westnewyorknj.org/> . A copy of this Ordinance has been posted on the bulletin board upon which public notices are customarily posted on in the Town Hall of the Town of West New York, and a copy (at no charge) is available up to and including the time of such meeting to the members of the public of the Town who shall request such copies, at the Office of the Town Clerk in said Town Hall in West New York, N.J.

**ORDINANCE #8/24**

**AN ORDINANCE TO AMEND §414-113 OF THE TOWN OF WEST NEW YORK MUNICIPAL CODE, ENTITLED "CANNABIS RETAIL OVERLAY ZONE"**

**Note:** Town Clerk Adelinn Plaza read the title of the foregoing Ordinance aloud.

It was regularly moved by **Mayor Sires**, seconded by **Commissioner Parkinson**, to **Adopt the introduction** of the foregoing Ordinance. The motion was carried by the following vote:

AYES	- Commissioners Arroyo, Barrera, Diaz, Parkinson, and Mayor Sires
NAYS	- None
ABSENT	- None

**NOTICE**  
**ORDINANCE #8/24**

**AN ORDINANCE TO AMEND §414-113 OF THE TOWN OF WEST NEW YORK MUNICIPAL CODE, ENTITLED "CANNABIS RETAIL OVERLAY ZONE"**

**Note:** Town Clerk Adelinn Plaza read notice of the foregoing Ordinance aloud.

The foregoing Ordinance was adopted for first reading by the Mayor and Board of Commissioners of the Town of West New York, New Jersey, on **March 20, 2024** and ordered published, for consideration before final passage at a public hearing on **April 17, 2024 at 6:30 p.m.** held remotely or in person. Instructions regarding attendance and participation in the meeting will be posted on the Town's website: <http://www.westnewyorknj.org/> . A copy of this Ordinance has been posted on the bulletin board upon which public notices are customarily posted on in the Town Hall of the Town of West New York, and a copy (at no charge) is available up to and including the time of such meeting to the members of the public of the Town who shall request such copies, at the Office of the Town Clerk in said Town Hall in West New York, N.J.

March 20, 2024  
Regular Meeting

**ORDINANCE #9/24**

**AN ORDINANCE APPROVING A FIVE (5) YEAR TAX ABATEMENT FOR NEW CONSTRUCTION OF COMMERCIAL OR INDUSTRIAL STRUCTURES OR MULTIPLE DWELLINGS BY TAX ABATEMENT FOR A PROJECT CONSTRUCTED AT 6000 JEFFERSON STREET, PURSUANT TO THE PROVISION OF THE FIVE (5) YEAR EXEMPTION AND ABATEMENT LAW, N.J.S.A. 40A:21-1 ET SEQ. AND SECTION 364-14 OF THE CODE OF THE TOWN OF WEST NEW YORK**

**Note:** Town Clerk Adelanny Plaza read the title of the foregoing Ordinance aloud.

It was regularly moved by Mayor Sires, seconded by Commissioner Diaz, to Adopt the introduction of the foregoing Ordinance. The motion was carried by the following vote:

AYES - Commissioners Arroyo, Barrera, Diaz, Parkinson, and Mayor Sires  
NAYS - None  
ABSENT - None

**NOTICE**  
**ORDINANCE #9/24**

**AN ORDINANCE APPROVING A FIVE (5) YEAR TAX ABATEMENT FOR NEW CONSTRUCTION OF COMMERCIAL OR INDUSTRIAL STRUCTURES OR MULTIPLE DWELLINGS BY TAX ABATEMENT FOR A PROJECT CONSTRUCTED AT 6000 JEFFERSON STREET, PURSUANT TO THE PROVISION OF THE FIVE (5) YEAR EXEMPTION AND ABATEMENT LAW, N.J.S.A. 40A:21-1 ET SEQ. AND SECTION 364-14 OF THE CODE OF THE TOWN OF WEST NEW YORK**

**Note:** Town Clerk Adelanny Plaza read notice of the foregoing Ordinance aloud.

The foregoing Ordinance was adopted for first reading by the Mayor and Board of Commissioners of the Town of West New York, New Jersey, on **March 20, 2024** and ordered published, for consideration before final passage at a public hearing on **April 17, 2024 at 6:30 p.m.** held remotely or in person. Instructions regarding attendance and participation in the meeting will be posted on the Town's website: <http://www.westnewyorknj.org/>. A copy of this Ordinance has been posted on the bulletin board upon which public notices are customarily posted on in the Town Hall of the Town of West New York, and a copy (at no charge) is available up to and including the time of such meeting to the members of the public of the Town who shall request such copies, at the Office of the Town Clerk in said Town Hall in West New York, N.J.

**ORDINANCE #10/24**

**AN ORDINANCE APPROVING A FIVE (5) YEAR TAX ABATEMENT FOR NEW CONSTRUCTION OF COMMERCIAL OR INDUSTRIAL STRUCTURES OR MULTIPLE DWELLINGS BY TAX ABATEMENT FOR A PROJECT CONSTRUCTED AT 574 56TH STREET, PURSUANT TO THE PROVISION OF THE FIVE (5) YEAR EXEMPTION AND ABATEMENT LAW, N.J.S.A. 40A:21-1 ET SEQ. AND SECTION 364-14 OF THE CODE OF THE TOWN OF WEST NEW YORK**

**Note:** Town Clerk Adelanny Plaza read the title of the foregoing Ordinance aloud.

It was regularly moved by Commissioner Parkinson, seconded by Mayor Sires, to Adopt the introduction of the foregoing Ordinance. The motion was carried by the following vote:

AYES - Commissioners Arroyo, Barrera, Diaz, Parkinson, and Mayor Sires  
NAYS - None  
ABSENT - None

March 20, 2024  
Regular Meeting

**Ordinance (Cont.):**

**NOTICE**  
**ORDINANCE #10/24**

**AN ORDINANCE APPROVING A FIVE (5) YEAR TAX ABATEMENT FOR NEW CONSTRUCTION OF COMMERCIAL OR INDUSTRIAL STRUCTURES OR MULTIPLE DWELLINGS BY TAX ABATEMENT FOR A PROJECT CONSTRUCTED AT 574 56TH STREET, PURSUANT TO THE PROVISION OF THE FIVE (5) YEAR EXEMPTION AND ABATEMENT LAW, N.J.S.A. 40A:21-1 ET SEQ. AND SECTION 364-14 OF THE CODE OF THE TOWN OF WEST NEW YORK**

**Note:** Town Clerk Adelinn Plaza read notice of the foregoing Ordinance aloud.

The foregoing Ordinance was adopted for first reading by the Mayor and Board of Commissioners of the Town of West New York, New Jersey, on **March 20, 2024** and ordered published, for consideration before final passage at a public hearing on **April 17, 2024 at 6:30 p.m.** held remotely or in person. Instructions regarding attendance and participation in the meeting will be posted on the Town's website: <http://www.westnewyorknj.org/> . A copy of this Ordinance has been posted on the bulletin board upon which public notices are customarily posted on in the Town Hall of the Town of West New York, and a copy (at no charge) is available up to and including the time of such meeting to the members of the public of the Town who shall request such copies, at the Office of the Town Clerk in said Town Hall in West New York, N.J.

**Public Portion:**

It was regularly moved by **Mayor Sires** and seconded by **Commissioner Diaz**, to open **Public Portion of meeting at 6:39 p.m.** The motion was carried by the following vote:

AYES - Commissioners Arroyo, Barrera, Diaz, Parkinson, and Mayor Sires  
NAYS - None  
ABSENT - None

**1. Linda Kellerman, 6600 Boulevard East, West New York, NJ:**

Ms. Kellerman expressed her gratitude for the senior activities being offered such as the recent trip to the Amish Market in Pennsylvania. She suggested including seminars not limited to living wills, senior fraud, social security. Mayor Sires acknowledged her request and would try to incorporate same. He also informed her that the dog park right by 6600 Boulevard East will be fixed soon.

**2. Mark Bloomberg, 23 63<sup>rd</sup> Street, West New York, NJ:**

Mr. Bloomberg spoke that he would be speaking about angled parking, Hudson County Braddock Park in North Bergen. He recommended the governing body studied locations to implement angled parking since it does not provide cyclist with safe routes. He referenced towns who allow motorists to back into the parking spots to provide more visibility and safety. Mr. Bloomberg informed the governing body that an application was going to be filed with the DEP to build a school in Braddock Park. He asked the governing body to take a stance for or against this project. Mayor Sires thanked him for his suggestions. He informed Mr. Bloomberg that bicycle racks were installed in front of the library and assured that his recommendations are taken into consideration. Mayor Sires informed him that the school project in Braddock Park was previously initiated and wasn't successful. He assured Mr. Bloomberg that he would keep a close eye on this matter.

**March 20, 2024**  
***Regular Meeting***

**Public Portion (Cont.):**

It was regularly moved by **Mayor Sires** and seconded by **Commissioner Parkinson**, to close the **Public Portion of the meeting and Adjourn at 6:46 p.m.** The motion was carried by the following vote:

AYES           - Commissioners Arroyo, Barrera, Diaz, Parkinson, and Mayor Sires  
NAYS           - None  
ABSENT       - None

\_\_\_\_\_  
Commissioner Marcos A. Arroyo

\_\_\_\_\_  
Commissioner Victor M. Barrera

\_\_\_\_\_  
Commissioner Marielka A. Diaz

\_\_\_\_\_  
Commissioner Adam W. Parkinson

\_\_\_\_\_  
Mayor Albio Sires  
Board of Commissioners

Attest: \_\_\_\_\_  
Adelanny Plaza, RMC  
Town Clerk