

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

*Minutes of Regular Meeting*  
*(Regular Session)*  
*January 29, 2025*

*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*

**January 29, 2025**  
**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, January 29, 2025 at 6:30 P.M. (No Work Session)**:

Present: Commissioners Arroyo, Barrera, Diaz, Parkinson, and Mayor Sires  
Absent: None  
Also Present: Town Administrator Luis Baez, Deputy Town Administrator Jonathan Castaneda, Angelo Auteri, Esq. (Scarinci Hollenbeck)

Meeting commenced at 6:30 P.M.

Corporation Counsel, Angelo Auteri, Esq. made the following announcement:

As Corporation Counsel of this **Regular Meeting** of the Board of Commissioners of the Town of West New York, held on **January 29, 2025 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 **December 4, 2024**. 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 **January 22<sup>nd</sup>, 2025** 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.

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

It was regularly moved by **Commissioner Parkinson**, seconded by **Commissioner Barrera** that the Payment of Claims of: **January 29, 2025** be approved. The motion was carried by the following vote:

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

**Note:** Commissioner Parkinson abstained on Purchase Orders #46609, #46474 and #46484.

**January 29, 2025**  
**Regular Meeting**

**Consent Agenda:**

It was regularly moved by **Mayor Sires**, seconded by **Commissioner Diaz** that the following Consent Agenda Items **Nos. R25-033 through R25-052 (excluding #R25-053 Re: Authorizing Emergency Temporary Appropriations for the Year 2025)** be adopted. The motion was carried by the following vote:

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

**Note:** Commissioner Barrera abstained on Resolution No. R25-050.

**RESOLUTION #R25-033**

**RE: CONCERNING PAYMENT OF CLAIMS FOR WORKERS COMPENSATION AND GENERAL LIABILITY FOR THE MONTH OF JANUARY 2025**

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:	\$ 213,749.68
General Liability:	\$ 85,700.41
Total:	\$ 299,450.12

**RESOLUTION #R25-034**

**RE: AUTHORIZING REFUND TO LIEN HOLDERS**

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:

**January 29, 2025**  
**Regular Meeting**

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

LIEN HOLDER				TAX	REDEMPTION	PREMIUM
ACCOUNTS PAID BEFORE TAX SALE	BLK	LOT	QUAL	CERTIFICATE		
LB-HONEY BADGER SBMUNI CUST	168.01	1	C0518-X	24-00433	\$14,514.41	\$12,100.00
LB-HONEY BADGER SBMUNI CUST	168.01	1	C0519-X	24-00435	\$14,968.13	\$12,500.00
RTLFL-NJ II LLC	168.01	8.03	C0124-X	24-00473	\$385.52	\$0.00
<b>SUBTOTAL:</b>					<b>\$29,868.06</b>	<b>\$24,600.00</b>
<b>TOTAL:</b>					<b>\$54,468.06</b>	

**RESOLUTION #R25-035**  
**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
BOC 1-29-2025	BLK	LOT	QUAL	CERTIFICATE		
439PRIMERA LLC	61	29		24-00166	\$1,666.85	\$900.00
BALA PARTNERS LLC	51	20		23-00204	\$3,486.64	\$4,200.00
FUNDPALITY 2023 LLC	37	31		24-00099	\$6,302.73	\$18,200.00
FUNDPALITY 2023 LLC	148	5.01		23-00483	\$4,371.38	\$100.00
FUNDPALITY 2023 LLC	25	7		24-00068	\$5,809.45	\$2,900.00
FNA DZ, LLC	137	25		24-00351	\$3,659.37	\$5,300.00
FNA DZ, LLC	85	21		24-00226	\$4,990.80	\$7,100.00
FNA DZ, LLC	69	36		24-00178	\$2,668.56	\$4,000.00
LB-HONEY BADGER SB MUNI CUST	168.01	1	C0272-X	24-00410	\$3,029.27	\$200.00
LB-HONEY BADGER SB MUNI CUST	96	10	C0021	24-00248	\$398.56	\$700.00
LB-HONEY BADGER SB MUNI CUST	168.01	1	C0314	24-00415	\$560.87	\$0.00
LB-HONEY BADGER SB MUNI CUST	168.01	1	C0502	24-00431	\$394.36	\$0.00
LB-HONEY BADGER SB MUNI CUST	168.01	1	C0518	24-00432	\$955.97	\$1,000.00
LB-HONEY BADGER SB MUNI CUST	168.01	1	C0519	24-00434	\$955.97	\$100.00
LB-HONEY BADGER SB MUNI CUST	168.01	7.08	C0111	24-00450	\$486.03	\$200.00
LB-HONEY BADGER SB MUNI CUST	168.01	7.05	C0326-X	24-00439	\$7,035.06	\$2,200.00
PRO CAP 8 FBO FIRSTRUST BANK	38	9	C0214	24-00105	\$615.47	\$2,400.00
PRO CAP 8 FBO FIRSTRUST BANK	137	9		23-00461	\$1,122.56	\$0.00
PRO CAP 8 FBO FIRSTRUST BANK	138	14.03	C0022	24-00354	\$507.97	\$100.00

**January 29, 2025**  
**Regular Meeting**

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

PRO CAP 8 FBO FIRSTRUST BANK	66	8		24-00169	\$470.86	\$100.00
PRO CAP 8 FBO FIRSTRUST BANK	34	28		24-00089	\$2,714.00	\$600.00
PRO CAP 8 FBO FIRSTRUST BANK	141	16		23-00470	\$5,377.23	\$0.00
PRO CAP 8 FBO FIRSTRUST BANK	5	35	C0008	24-00021	\$437.22	\$100.00
PRO CAP 8 FBO FIRSTRUST BANK	11	20	C0012	24-00036	\$425.81	\$100.00
PRO CAP 8 FBO FIRSTRUST BANK	8	23		24-00026	\$3,521.80	\$200.00
PRO CAP 8 FBO FIRSTRUST BANK	145	27.02		23-00481	\$8,474.57	\$0.00
PRO CAP 8 FBO FIRSTRUST BANK	18	42		24-00054	\$1,667.23	\$200.00
PRO CAP 8 FBO FIRSTRUST BANK	55	29		24-00158	\$531.00	\$100.00
PRO CAP 8 FBO FIRSTRUST BANK	100	28		24-00259	\$951.22	\$100.00
PRO CAP 8 FBO FIRSTRUST BANK	122	8	C0304	21-00278	\$4,508.35	\$1,800.00
PRO CAP 8 FBO FIRSTRUST BANK	161	12		24-00400	\$1,306.79	\$200.00
PRO CAP 8 FBO FIRSTRUST BANK	121	3.03		24-00307	\$1,806.48	\$200.00
PRO CAP 8 FBO FIRSTRUST BANK	92	14		23-00337	\$3,943.74	\$0.00
PRO CAP 8 FBO FIRSTRUST BANK	20	23		24-00061	\$712.10	\$100.00
PRO CAP 8 FBO FIRSTRUST BANK	141	25.01		24-00359	\$1,427.17	\$200.00
PRO CAP 8 FBO FIRSTRUST BANK	9	4	C0045	24-00030	\$540.04	\$100.00
PRO CAP 8 FBO FIRSTRUST BANK	168.01	1	C0349	23-00571	\$1,620.91	\$0.00
PRO CAP 8 FBO FIRSTRUST BANK	67	31		23-00247	\$741.66	\$0.00
PRO CAP 8 FBO FIRSTRUST BANK	93	1		24-00239	\$1,163.12	\$300.00
PRO CAP 8 FBO FIRSTRUST BANK	103	2		24-00261	\$612.87	\$300.00
PRO CAP 8 FBO FIRSTRUST BANK	48	10		24-00138	\$624.00	\$300.00
PRO CAP 8 FBO FIRSTRUST BANK	94	15		24-00242	\$578.14	\$300.00
PRO CAP 8 FBO FIRSTRUST BANK	164	6		24-00404	\$401.46	\$300.00
PRO CAP 8 FBO FIRSTRUST BANK	103	3		24-00262	\$454.66	\$300.00
PRO CAP 8 FBO FIRSTRUST BANK	103	1		24-00260	\$490.23	\$300.00
PRO CAP 8 FBO FIRSTRUST BANK	40	21		24-00110	\$386.11	\$300.00
PRO CAP 8 FBO FIRSTRUST BANK	96	20		24-00249	\$403.78	\$300.00
PRO CAP 8 FBO FIRSTRUST BANK	127	20		24-00321	\$584.03	\$300.00
PRO CAP 8 FBO FIRSTRUST BANK	94	11		24-00240	\$10,042.27	\$2,200.00
PRO CAP 8 FBO FIRSTRUST BANK	70	14		24-00181	\$2,971.00	\$300.00
RTLIF-NJ II LLC	94	14		24-00241	\$21,241.23	\$10,100.00
RTLIF-NJ II LLC	115	21		24-00287	\$506.40	\$0.00
RTLIF-NJ II LLC	83	7	C0045	24-00218	\$1,673.31	\$2,600.00
RTLIF-NJ II LLC	168.01	8.03	C0242-X	24-00480	\$3,274.43	\$0.00
RTLIF-NJ II LLC	168.01	1	C0281	24-00411	\$334.69	\$0.00
RTLIF-NJ II LLC	28	26		24-00077	\$1,730.40	\$11,700.00
RTLIF-NJ II LLC	168.01	7.08	C0508-X	24-00451	\$6,865.73	\$0.00
RTLIF-NJ II LLC	120	49		24-00305	\$11,569.16	\$24,600.00
RTLIF-NJ II LLC	168.01	8.01	C0206-X	24-00463	\$4,719.80	\$0.00
RTLIF-NJ II LLC	110	5	C0307	24-00277	\$1,644.88	\$2,600.00
RTLIF-NJ II LLC	66	16		24-00170	\$11,575.24	\$14,400.00
TRYSTONE CAPITAL ASSETS LLC	37	32		24-00100	\$4,782.44	\$15,000.00
TRYSTONE CAPITAL ASSETS LLC	5	32	C0218	24-00013	\$1,006.43	\$1,800.00
<b>SUBTOTAL:</b>					<b>\$179,831.86</b>	<b>\$142,000.00</b>
<b>TOTAL:</b>					<b>\$321,831.86</b>	

**January 29, 2025**  
**Regular Meeting**

**Consent Agenda (Cont.):**

**RESOLUTION #R25-036**  
**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:

NAME	BLOCK/LOT	AMOUNT	YEAR
ERIC BRIAN KATZ 26 AVENUE AT PORT IMPERIAL APT #209 WEST NEW YORK, NJ 07093	168.01/8.03/C0209	\$306.00	2025
MHNINE LLC 5 LYDIA DRIVE WEST NEW YORK, NJ 07093	168.01/7.08/C0111	\$133.97	2025
SURBHI KOCHHAR 26 AVENUE AT PORT IMPERIAL APT #242 WEST NEW YORK, NJ 07093	168.01/8.03/C0242-X	\$3,032.65	2024

**RESOLUTION #R25-037**  
**RE: AUTHORIZING CONTRACT FOR CREDIT CARD PROCESSING SERVICES**  
**FOR THE TOWN CLERK’S OFFICE FOR THE TOWN OF WEST NEW YORK**

WHEREAS, the Town Clerk’s office for the Town of West New York (“the Town”) utilizes MuniPAY in the administration of receipt of funds; and

WHEREAS, the Town requires electronic payment processing services in connection with MuniPAY utilized by the Town Clerk’s office for the Town of West New York; and

WHEREAS, MuniPAY has provided the Town with a proposal to provide the required credit card processing services in connection with the MuniPAY utilized by the Town Clerk office in a cost-effective and efficient manner; and

WHEREAS, MuniPAY utilizes convenience fees which are passed along to the card holder or end user; and

WHEREAS, the Mayor and the Board of Commissioners seek to approve a contract with MuniPAY to provide the required electronic payment processing services for the MuniPAY utilized by the Town Clerk office in the Town of West New York, for an annual amount not to exceed \$2,000.00, for any costs paid by the Town, for a one-year term.

**January 29, 2025**  
**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 a contract with MuniPAY for the provision of electronic payment processing services in connection with the MuniPAY utilized by the Town Clerk office in the Town of West New York, for an annual amount not to exceed \$2,000.00, for any costs paid by the Town, for a one-year term.

BE IT FURTHER RESOLVED by the governing body of the Town of West New York that pursuant to N.J.A.C. 5:30-5.5(b), the certification of available funds, shall either certify the full maximum amount against the budget at the time the contract is awarded, or no contract amount shall be chargeable or certified until such time as the goods or services are ordered or otherwise called for prior to placing the order, and a certification of availability of funds is made by the Chief Municipal Finance Officer.

BE IT FURTHER RESOLVED that the Mayor, Administrator and Town Clerk are authorized to take any steps necessary to execute the contract with MuniPAY as set forth herein and to further effectuate the purposes of this Resolution.

**RESOLUTION #R25-038**

**RE: AUTHORIZING CONTRACT FOR PROPERTY REGISTRATION SERVICES FOR**  
**2025**

WHEREAS, the Town of West New York (the "Town") solicited proposals using a fair and open process via a Request for Proposals ("RFP") (3<sup>rd</sup> Occasion) for the provision of property registration services as required by the Town for the contract term ending December 31, 2025, as provided under N.J.S.A. 19:44A-1, et seq; and

WHEREAS, on January 28, 2025, the Town received one (1) proposal from Hera Property Registry, LLC, located at 1917 S. Harbor City Blvd., Melbourne, FL 32901, for the provision of property registration services required by the Town for the period between January 1, 2025 and December 31, 2025; and

WHEREAS, the Town has evaluated the proposal submitted by Hera Property Registry, LLC and determined that the proposal is legally sufficient, and the services will be provided in a professional manner as needed by the Town; and

WHEREAS, Hera Property Registry, LLC shall charge a fee of \$125.00 per property registration fee collected and 20% of all penalties and late fees charged pursuant to the Town's property registration ordinance, any additional monies collected above \$125.00 shall be provided to the Town as set forth in the Town's property registration ordinance; and

WHEREAS, the Town seeks to authorize a contract with Hera Property Registry, LLC for the provision of property registration services for the period between January 1, 2025 and December 31, 2025 in accordance with the terms set forth in the proposal.

NOW THEREFORE BE IT RESOLVED that the Mayor and the Board of Commissioners of the Town of West New York do hereby authorize the award of a contract with Hera Property Registry, LLC, 1917 S. Harbor City Blvd., Melbourne, FL 32901, for the provision of property registration services as required by the Town of West New York in accordance with the specifications set forth in the proposal, for the contract term between January 1, 2025 and December 31, 2025.

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

BE IT FURTHER RESOLVED that notice of the Contract award shall be published and maintained in the Office of the Town Clerk.

January 29, 2025  
Regular Meeting

**Consent Agenda (Cont.):**

**RESOLUTION #R25-039**  
**RE: AWARDING CONTRACT FOR PARKING GARAGE SPECIAL INSPECTIONS**  
**TO TECTONIC ENGINEERING CONSULTANTS, GEOLOGISTS AND LAND**  
**SURVEYORS, D.P.C., INC. FOR 2025**

WHEREAS, the Town of West New York (“Town”) solicited proposals using a fair and open process for a contract for parking garage special inspections services for 2025; and

WHEREAS, the Town of West New York received a proposal from Tectonic Engineering Consultants, Geologists and Land Surveyors, D.P.C., Inc. (“Tectonic Engineering”) with offices located at 1197 Route 18 South, Suite 260, South Tower, East Brunswick, NJ 08816, for parking garage special inspections services for the period between January 1, 2025 and December 31, 2025; and

WHEREAS, the Town has evaluated the proposals for parking garage special inspections services and determined that the proposal submitted by Tectonic Engineering, is legally sufficient and Tectonic Engineering will be able to provide the professional services required by the Town; and

WHEREAS, the Town of West New York seeks to award a contract for parking garage special inspections services to Tectonic Engineering to commence on January 1, 2025 until December 31, 2025 for a total contract amount not to exceed \$50,000.00.

NOW, THEREFORE, BE IT RESOLVED that the Mayor and the Board of Commissioners of the Town of West New York do hereby authorize the award of a contract with Tectonic Engineering, with offices located at 1197 Route 18 South, Suite 260, South Tower, East Brunswick, NJ 08816, for parking garage special inspections services for a total contract amount not to exceed \$50,000.00, for the year commencing January 1, 2025 and ending on December 31, 2025.

BE IT FURTHER RESOLVED that the Mayor and/or Business Administrator is hereby authorized to execute and deliver this contract on behalf of the Town, and the Town Clerk is hereby authorized and directed to attest to the execution of this contract and to affix the corporate seal of the Town thereto.

BE IT FURTHER RESOLVED that notice of the Contract award shall be published and maintained in the Office of the Town Clerk.

BE IT FURTHER RESOLVED, that the Mayor and Commissioners of the Town of West New York pursuant to N.J.A.C. 5:30-5.5(b), the certification of available funds, shall either certify the full maximum amount against the budget at the time the contract is awarded, or no contract amount shall be chargeable or certified until such time as the goods or services are ordered or otherwise called for prior to placing the order, and a certification of availability of funds is made by the Chief Finance Officer



January 29, 2025  
Regular Meeting

**Consent Agenda (Cont.):**

**RESOLUTION #R25-040**

**RE: RATIFYING THE MEMORANDUM OF AGREEMENT FOR SUCCESSOR  
COLLECTIVE BARGAINING AGREEMENT BETWEEN THE TOWN OF WEST NEW  
YORK AND THE WEST NEW YORK POLICE BENEVOLENT ASSOCIATION**

**LOCAL 361**

**(Term: January 1, 2025 – December 31, 2029)**

WHEREAS, the Town of West New York (the “Town”) and the West New York Police Benevolent Association Local 361 (the “PBA”) are parties to a successor Collective Bargaining Agreement (“CBA”) with a five (5) year term, effective as of January 1, 2025 through December 31, 2029; and

WHEREAS, all provisions within the CBA shall remain in full force and effect except as otherwise specified in the “Memorandum of Agreement” (“MOA”) annexed hereto as Exhibit 1 and incorporated herein by reference;

WHEREAS, the Town and the PBA seek to ratify the Memorandum of Agreement setting forth terms and conditions which address the PSA’s demands in balance with the interests and welfare of the Town’s taxpayers and residents; and

WHEREAS, the Mayor and the Board of Commissioners of the Town of West New York seek to authorize the ratification of the “Memorandum of Agreement” attached hereto as Exhibit 1 and incorporated herein by reference for the successor Collective Bargaining Agreement with the West New York Police Benevolent Association Local 361, for a five (5) year effective term between January 1, 2025 and December 31, 2029.

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Board of Commissioners of the Town of West New York do hereby authorize the ratification of the “Memorandum of Agreement” attached hereto as Exhibit 1 setting forth the amended terms and conditions for the successor Collective Bargaining Agreement with the West New York Police Benevolent Association Local 361, for a five (5) year effective term between January 1, 2025 and December 31, 2029.

BE IT FURTHER RESOLVED that the Mayor and Board of Commissioners of the Town of West New York further authorize the Town Clerk and the Town Administrator to take any necessary steps to ratify the MOA and to further effectuate the purposes as set forth herein.

**RESOLUTION #R25-041**

**RE: RATIFYING THE MEMORANDUM OF AGREEMENT FOR SUCCESSOR  
COLLECTIVE BARGAINING AGREEMENT BETWEEN THE TOWN OF WEST NEW  
YORK AND THE WEST NEW YORK POLICE BENEVOLENT ASSOCIATION**

**LOCAL 361A**

**(Term: January 1, 2025 – December 31, 2029)**

WHEREAS, the Town of West New York (the “Town”) and the West New York Police Benevolent Association Local 361a (the “PSA”) are parties to a successor Collective Bargaining Agreement (“CBA”) with a five (5) year term, effective as of January 1, 2025 through December 31, 2029; and

WHEREAS, all provisions within the CBA shall remain in full force and effect except as otherwise specified in the “Memorandum of Agreement” (“MOA”) annexed hereto as Exhibit 1 and incorporated herein by reference;

WHEREAS, the Town and the PSA seek to ratify the Memorandum of Agreement setting forth terms and conditions which address the PSA’s demands in balance with the interests and welfare of the Town’s taxpayers and residents; and

**January 29, 2025**  
**Regular Meeting**

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

WHEREAS, the Mayor and the Board of Commissioners of the Town of West New York seek to authorize the ratification of the “Memorandum of Agreement” attached hereto as Exhibit 1 and incorporated herein by reference for the successor Collective Bargaining Agreement with the West New York Police Benevolent Association Local 361a, for a five (5) year effective term between January 1, 2025 and December 31, 2029.

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Board of Commissioners of the Town of West New York do hereby authorize the ratification of the “Memorandum of Agreement” attached hereto as Exhibit 1 setting forth the amended terms and conditions for the successor Collective Bargaining Agreement with the West New York Police Benevolent Association Local 361a, for a five (5) year effective term between January 1, 2025 and December 31, 2029.

BE IT FURTHER RESOLVED that the Mayor and Board of Commissioners of the Town of West New York further authorize the Town Clerk and the Town Administrator to take any necessary steps to ratify the MOA and to further effectuate the purposes as set forth herein.

**RESOLUTION #R25-042**  
**RE: AWARDING CONTRACT FOR MUNICIPAL PLANNER SERVICES TO**  
**COMMUNITY HOUSING & PLANNING ASSOCIATES, INC. FOR 2025**

WHEREAS, the Town of West New York (“Town”) requires the services of a Municipal Planner for the 2025 contract term; and

WHEREAS, the Town publicly advertised through a fair and open process, via a Request for Proposals (“RFP”) (3<sup>rd</sup> Occasion) to procure a contract for the required municipal planning services for the 2025 term; and

WHEREAS, the Town received proposals for the provision of municipal planning services as required by the Town for the period between January 1, 2025 and December 31, 2025; and

WHEREAS, Community Housing & Planning Associates, Inc., located at 60 Friend Terrace, Harrington Park, NJ 07640, submitted a proposal to the Town for the provision of the required municipal planner services, pursuant to the rates and amounts set forth in the proposal, for a total contract amount of \$16,500.00, for a one (1) year term between January 1, 2025 and December 31, 2025; and

WHEREAS, the Town evaluated the proposal submitted by Community Housing & Planning Associates, Inc. and determined that the proposal is legally sufficient, and that the services required will be performed in a professional and cost-effective manner as required by the Town;

WHEREAS, Community Housing & Planning Associates, Inc., shall be paid pursuant to the rates and amounts as set forth in the proposal and any additional work shall be paid at a rate to be determined in consultation with the Municipal Administrator, the Mayor and Corporation Counsel, for a total contract amount not to exceed \$16,500.00 for the period between January 1, 2025 and December 31, 2025; and

WHEREAS, the Town seeks to award a contract to Community Housing & Planning Associates, Inc., to serve as the Municipal Planner for the Town of West New York for the term beginning on January 1, 2025 and ending on December 31, 2025, for a total annual contract amount not to exceed \$16,500.00.

**January 29, 2025**  
**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 a contract to Community Housing & Planning Associates, Inc., located at 60 Friend Terrace, Harrington Park, NJ 07640 for Municipal Planner services, for the period between January 1, 2025 and December 31, 2025 for a total annual contract amount not to exceed \$16,500.00.

BE IT FURTHER RESOLVED that Community Housing & Planning Associates, Inc., shall be paid pursuant to the rates and amounts set forth in the proposal for municipal planner services for the 2025 contract term and all other work shall be paid at a rate determined in consultation with the Municipal Administrator, the Mayor and Corporation Counsel for the Town of West New York.

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, and the Town Clerk is hereby authorized and directed to attest to the execution of this contract and to affix the corporate seal of the Town thereto; and

BE IT FURTHER RESOLVED that the Chief Financial Officer certifies that sufficient funds are available for this contract in account number 01-201-20-721-020-99 (Planning Board OE).

**RESOLUTION #R25-043**

**RE: AUTHORIZING CONTRACTS FOR SPECIAL COUNSEL SERVICES FOR 2025**

WHEREAS, the Town of West New York (“Town”) solicited proposals using a fair and open process, via a Request for Proposals (“RFP”) for the procurement of a contract for Special Counsel Services for 2025; and

WHEREAS, the Town evaluated the proposals and determined that Gregg F. Paster & Associates and the Taylor Law Group, LLC will provide the special counsel services required by the Town in a professional and cost-effective manner for the period ending December 31, 2025; and

WHEREAS, the required special counsel services shall be provided to the Town pursuant to the rates and amounts set forth in each firm’s proposal, for a total annual contract amount not to exceed \$25,000.00 for each firm, for the period between January 1, 2025 through December 31, 2025.

NOW THEREFORE, BE IT RESOLVED that the Mayor and the Board of Commissioners of the Town of West New York do hereby authorize the award of contracts with the following firms for the provision of special counsel services as required by the Town of West New York, for the period commencing January 1, 2025 until December 31, 2025 to the following firms:

Gregg F. Paster & Associates  
2160 N. Central Road, Suite 303  
Fort Lee, NJ 07024

Taylor Law Group, LLC  
430 Mountain Avenue, Suite 103  
New Providence, NJ 07974

BE IT FURTHER RESOLVED the services shall be provided pursuant to the rates and amounts as set forth in the proposal submitted to the Town for the period between January 1, 2025 and December 31, 2025, for a total contract amount not to exceed \$25,000.00 for each firm.

**January 29, 2025**  
**Regular Meeting**

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

BE IT FURTHER RESOLVED that the Mayor and/or Business Administrator is hereby authorized to execute and deliver these contracts on behalf of the Town, and the Municipal Clerk or Deputy Municipal Clerk is hereby authorized and directed to attest to the execution of these contracts and to affix the corporate seal of the Town thereto.

BE IT FURTHER RESOLVED, the Town will authorize individual contracts with each firm for special counsel for a total contract amount not to exceed \$25,000.00.

**RESOLUTION #R25-044**  
**RE: TO REAPPOINT JOSE C. MUNOZ AS MEMBER OF THE NORTH HUDSON**  
**REGIONAL FIRE AND RESCUE MANAGEMENT COMMITTEE**  
**(January 1, 2025 – December 31, 2025)**

WHEREAS, Jose C. Munoz was previously reappointed to serve as a member of the North Hudson Regional Fire and Rescue Management Committee for a one (1) year term expiring on December 31, 2024; and

WHEREAS, Jose C. Munoz is qualified and eligible for reappointment to serve as a member of the Management Committee of the North Hudson Regional Fire and Rescue for a one (1) year term effective beginning January 1, 2025 through December 31, 2025; and

WHEREAS, the Mayor and the Board of Commissioners of the Town of West New York seek to reappoint Jose C. Munoz to serve as a member of the Management Committee of the North Hudson Regional Fire and Rescue for an additional one (1) year term effective as of January 1, 2025 until December 31, 2025.

NOW THEREFORE, BE IT RESOLVED, that the Mayor and Board of Commissioners of the Town of West New York do hereby reappoint Jose C. Munoz to serve as a member of the Management Committee of the North Hudson Regional Fire and Rescue for an additional one (1) year term commencing beginning January 1, 2025 through December 31, 2025.

BE IT FURTHER RESOLVED that a copy of this resolution be forwarded to the North Hudson Regional Fire and Rescue and a copy shall be filed with the Office of the Town Clerk.

**RESOLUTION #R25-045**  
**RE: TO AUTHORIZE CONTRACT FOR MANAGED OFF-SITE BACKUP PROGRAM**  
**SERVICES AND HARDWARE FOR 2025**

WHEREAS, pursuant to N.J.S.A.40A:11-5(dd), there is an exception to the Local Public Contract Law for the support and maintenance of proprietary computer software; and

WHEREAS, Biff Duncan Associates Inc., 3301 State Highway 66, Building A, Suite 101, Neptune, NJ 07753, submitted a proposal to the Town for the provision of certain Datto SIRIS hardware and managed off-site backup services for Datto SIRIS for the period between February 1, 2025 and January 31, 2026; and

WHEREAS, the Town seeks to authorize the agreement with Biff Duncan Associates, Inc. for managed off-site backup services program and hardware for the period beginning February 1, 2025 and January 31, 2026, for a total amount of \$20,160; and

WHEREAS, the Town's contract with Biff Duncan Associates for the required Datto SIRIS hardware and managed back-up services will not exceed the bid threshold amount set forth under N.J.S.A. 40A:11-3; and

WHEREAS, payments for the contract will be made to Biff Duncan Associates, Inc. and for the provision of managed off-site backup services and hardware which is manufactured by Datto.

**January 29, 2025**  
**Regular Meeting**

**Consent Agenda (Cont.):**

**Resolution (Cont.):**

NOW THEREFORE, BE IT RESOLVED by the Mayor and the Board of Commissioners for the Town of West New York do hereby authorize an agreement with Biff Duncan Associates, Inc. for managed off-site backup services and hardware, for the period, effective February 1, 2025 and January 31, 2026, for a total amount to exceed \$20,160.

BE IT FURTHER RESOLVED that the Chief Financial Officer certifies that funds are available for the appropriation from account 01-201-22-762-020-99 and 05-201-55-502-020-99.

**RESOLUTION #R25-046**  
**RE: AUTHORIZING CONTRACT FOR LIFEGUARD SERVICES**  
**FOR THE TOWN OF WEST NEW YORK SWIM CLUB AND THE MILLER SPLASH**  
**PARK FOR 2025 SWIM-POOL SEASON**

WHEREAS, the Town of West New York (the "Town") requires lifeguard services for the Town of West New York Swim Club and the Miller Park Splash Park for the 2025 swim-pool season; and

WHEREAS, pursuant to N.J.S.A. 40A:11-4(1), the Town may utilize competitive contracting for the procurement of maintenance, custodial or groundskeeping services, which includes lifeguard services; and

WHEREAS, the Town publicly advertised a Request for Proposals ("RFP") for the provision of the lifeguard services for the Town's Swim Club and the Miller Splash Park for a total initial contract term of one (1) year for the 2025 swim-pool season, with the option to renew the contract for two (2) additional one (1) year periods, in accordance with the competitive contracting requirements set forth under N.J.S.A. 40A:11-4.1, et seq.; and

WHEREAS, on January 15, 2025, the Town received one (1) proposal for the provision of the required Lifeguard Services at the Town's Swim Club and the Miller Splash for the 2025 swim-pool season; and

WHEREAS, the Town's Qualified Purchasing Agent has evaluated the proposal submitted by Pleasure Pool & Spa Management, located at 8306 5<sup>th</sup> Avenue, North Bergen, New Jersey 07047 and determined it to be responsive and legally sufficient based upon the criteria and specifications set forth in the RFP; and

WHEREAS, the Town's Qualified Purchasing Agent has recommended that the Town authorize a contract with Pleasure Pool & Spa Management for Lifeguard Services for the 2025 swim-pool season for a total contract amount not to exceed \$456,000.00, for an initial total contract term of one (1) year, with the option to extend for two (2) additional one (1) year terms, for a total contract amount for the 2026 swim-pool season not to exceed \$488,000.00, and a total contract amount for the 2027 swim-pool season not to exceed \$520,000.00.

NOW THEREFORE, BE IT RESOLVED that the Mayor and the Board of Commissioners of the Town of West New York do hereby authorize a contract with Pleasure Pool & Spa Management for the provision of lifeguard services at the West New York Swim Club and the Miller Splash Park for the 2025 swim-pool season for a total contract amount not to exceed \$456,000.00, for an initial one (1) year contract term, with the option to extend for two (2) additional one (1) year terms, for a total contract amount for the 2026 swim-pool season not to exceed \$488,000.00, and a total contract amount for the 2027 swim-pool season not to exceed \$520,000.00.

BE IT FURTHER RESOLVED that the Mayor, the Town Administrator, and the Town Clerk are authorized to take any steps necessary to execute a contract with Pleasure Pool & Spa Management as provided herein and to effectuate the purposes set forth in this Resolution.

BE IT FURTHER RESOLVED, BE IT FURTHER RESOLVED, that the Chief Financial Officer certifies that the necessary funds for this contract are available from account 01-201-20-715-020-99.

January 29, 2025  
Regular Meeting

**Consent Agenda (Cont.):**

**RESOLUTION #R25-047**

**RE: AUTHORIZING THE PURCHASE OF COURTROOM AUDIO VISUAL SYSTEM AND SECURITY & TELEDATA INSTALLATION FROM JCT SOLUTIONS FOR THE TOWN OF WEST NEW YORK INTERIOR COURTROOM ALTERATIONS PROJECT**

WHEREAS, the Town of West New York (the “Town”) seeks to purchase Courtroom Audio Visual System & Equipment Installation for the Town of West New York Interior Courtroom Alterations Project; and

WHEREAS, the Town additionally requires Security & Teledata installation services for the Town of West New York Interior Courtroom Alterations Project; and

WHEREAS, pursuant to N.J.S.A. 52:34-6.2(b) and N.J.S.A. 40A:11-11(5), the Town may, without bidding, purchase goods and services through authorized cooperative purchasing programs and systems, including the Bergen County Cooperative (“BCC”) Contract #22-24 for “Computer Equipment and Peripherals” and the Union County Cooperative Pricing System (“UCCP”) Contract #UCCP 8-2022 for “IT Infrastructure, Fiber Optic Network Advanced Applications and Services”; and

WHEREAS, the procurement of goods and services through a cooperative purchasing program is considered to be an open and fair process under the New Jersey Pay-to-Play Law N.J.S.A. 19:44A-20.4 et. seq.; and

WHEREAS, the Town is a member of the Bergen County Cooperative Pricing System and the Union County Cooperative Pricing System; and

WHEREAS, Johnston Communications (a.k.a. JCT Solutions) provided the Town with a quote (#10443) for the required Courtroom Audio Visual System Installation for the West New York Interior Courtroom Alterations Project pursuant to Bergen County Cooperative Contract #22-24, for a total purchase amount of \$72,681.59; and

WHEREAS, JCT Solutions provided the Town with an additional quote (#10179) for the required Security & Teledata Installation services required for the Town of West New York Interior Courtroom Alterations Project pursuant to Union County Cooperative Contract #UCCP 8-2022, for a total purchase amount not to exceed \$110,738.02; and

WHEREAS, the Mayor and the Board of Commissioners have determined that it is in the interest of the Town to authorize the purchase of the required Courtroom Audio Visual System Installation pursuant to BCC Contract #22-24 and the Security & Teledata Installation pursuant to UCCP Contract #8-2022 from JCT Solutions, for the West New York Interior Courtroom Alterations Project, for a total purchase amount not to exceed \$183,419.61.

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 the required Courtroom Audio Visual System Installation pursuant to BCC Contract #22-24 and the Security & Teledata Installation pursuant to UCCP Contract #8-2022 from JCT Solutions, for the West New York Interior Courtroom Alterations Project, for a total purchase amount not to exceed \$183,419.61.

BE IT FURTHER RESOLVED that the Qualified Purchasing Agent, the Town Administrator, and the Town Clerk are hereby authorized to take any steps necessary to execute the document necessary to authorize these purchases from Johnston Communications and to further effectuate the purposes set forth herein.

BE IT FURTHER RESOLVED that the Chief Financial Officer certifies that the necessary funds are available for these purchases in account number 04-215-559-36-001.

January 29, 2025  
Regular Meeting

**Consent Agenda (Cont.):**

**RESOLUTION #R25-048**

**RE: AUTHORIZING SECOND EXTENSION TO CONTRACT FOR THIRD-PARTY  
ELEVATOR INSPECTION SERVICES WITH NEW JERSEY ELEVATOR  
INSPECTION AGENCY**

WHEREAS, the Town of West New York (the "Town") authorized a contract with New Jersey Elevator Inspection Agency ("NJEIA") for the provision of third-party elevator inspection services for the period between February 16, 2024 through February 15, 2025; and

WHEREAS, the Town seeks to authorize the second one (1) year extension to the contract with NJEIA for the provision of third-party elevator inspection services for the period between February 16, 2025 through February 15, 2026, as required by the Town; and

WHEREAS, the Town shall pay the NJEIA 75% of the New Jersey Department of Community Affairs fees for its services in an amount not to exceed \$160,000.00 over the course of the contract period, which will be paid from the fees collected by the Town from each property owner for whom the NJEIA performs inspections services.

NOW THEREFORE, BE IT RESOLVED that the Mayor and the Board of Commissioners of the Town of West New York do hereby authorize the second one (1) year extension to the contract with the New Jersey Elevator Inspection Agency, located at 30 Amherst Place, Livingston, NJ, for the provision of third-party elevator inspection services as required by the Town for the period between February 16, 2025 and February 15, 2026.

BE IT FURTHER RESOLVED that the Town shall pay NJEIA 75% of the New Jersey Department of Community Affairs fees for its services in an amount not to exceed \$160,000.00 over the course of the contract period, which will be paid from the fees collected by the Town from each property owner for whom the NJEIA performs inspections services. No minimum amount is guaranteed.

BE IT FURTHER RESOLVED that the Mayor, the Qualified Purchasing Agent and the Town Clerk are authorized to take such other steps and to execute any documents necessary for this extension to the contract for third-party elevator inspection services and to further effectuate the purposes as set forth in this Resolution.

BE IT FURTHER RESOLVED that the Chief Financial Officer certifies that there are sufficient funds available for this contract in Account Number 13-286-56-000-002.

**RESOLUTION #R25-049**

**RE: REFUNDING AMOUNT OF REDUCTION DUE TO STATE COURT TAX APPEAL  
DECISION**

WHEREAS, the following property owner has appealed to the Tax Court of New Jersey for a reduction in the Tax Assessment levied upon their property; and

WHEREAS, the Tax Court of New Jersey, by their judgment, has reduced the said assessments levied upon the said property; and

WHEREAS, said judgment of reduction in the Tax Assessment has caused an overpayment of taxes collected by the Town of West New York, relating to said properties; and

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Board of Commissioners of the Town of West New do hereby authorize the said payment of taxes be and the same is hereby affirmed to the property owner in the following amount for the years noted pursuant to N.J.S.A. 54:3-21 & 54:3-27.2.

**January 29, 2025**  
**Regular Meeting**

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

Block	Lot	Qualifier	ATTORNEY/ PETITIONER	Assessment	Judgment	REFUND
80	4.01		BRACH EICHER, LLC	750,000	663,100	22,304.61
152	29		VENTURA, MIESOWITZ & KEOUGH	145,000	120,000	8,582.26
152	30		VENTURA, MIESOWITZ & KEOUGH	132,300	120,000	4,222.50
124	1		VENTURA, MIESOWITZ & KEOUGH	1,180,100	860,700	38,016.59
106	1		ZIPP & TANNENBAUM, LLC	830,000	780,000	5,821.50

Total: \$ 78,947.46

**RESOLUTION #R25-050**  
**RE: AUTHORIZING HUDSON COUNTY TAX APPEALS**

WHEREAS, the following property owners have appealed to the Hudson County Board of Taxation for a reduction in Tax Assessment levied upon their respective properties in the Town of West New York (“Town”); and

WHEREAS, the Hudson County Board of Taxation by their judgment has reduced the said assessments levied upon the said properties; and

WHEREAS, said judgment of reduction in the Tax Assessment has caused an overpayment of taxes collected by the Town, relating to said respective properties.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and the Board of Commissioners of the Town of West New York, County of Hudson, State of New Jersey, that said overpayments of taxes be and the same are hereby to be paid and refunded to the said property owners in the following amounts:

Block	Lot	Qualifier	ATTORNEY/ PETITIONER	Original Assessment	Judgment	2024 REFUND
168.01	7.06	C0531	AGGARWAL, NIKITA & JITENDER BISHNOI	356,800	206,000	9,963.66
168.01	1	C0402	AUGUSTIN, CHRISTIE & AUGUSTIN, WALTER	247,000	201,400	1,797.16
21	9		BARRERA, VICTOR	188,900	159,800	2,562.84
168.01	8.03	C0105	BEDI, ANISH & MONIKA BEDI	231,400	139,300	6,085.23
168.01	8.03	C0236	BEDI, ANISH & MONIKA BEDI	231,700	146,300	5,642.55
168.01	7.06	C0405	BONELLI, PIERANGELA C	341,600	230,800	7,320.78
168.01	7.06	C0117	CEIEBI, SAMEL & KSENIA GOLENEVA	290,500	185,100	6,963.99
168.01	7.06	C0217	CHANG, S & SE HEKIM/CHANG-KIM TRT	286,600	264,200	1,480.01



**January 29, 2025**  
**Regular Meeting**

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

168.01	8.03	C0407	COHEN-CHENG,JIMMY K&STELLA KCHUNG	373,900	155,100	14,456.55
168.01	7.05	C0403	CRAIG S. HUGHES, ATTORNEY	275,500	190,500	5,616.12
168.01	8.01	C0227	CZYSZ,KELLY	164,100	105,200	3,891.64
168.01	7.06	C0527	DAS,MAINAK& SRUTI TAKUKDAR DAS	314,300	277,000	2,464.49
168.01	7.06	C0525	DESHANDE,A&P K VIJAYRAGHAVAN	237,800	169,800	4,492.90
57	3.02		FRANCISCO LACERA, LLC	649,200	549,200	8,259.00
168.01	7.06	C0303	GRIJNS,DAVID D&DINA C MORRISON	341,600	230,800	7,320.78
168.01	7.06	C0433	GUPTA,MEGHA	339,300	206,000	8,807.40
168.01	7.06	C0415	HUANG,YONGKE & ZHOU,ZIMAN	305,500	198,100	7,096.13
38	9	C0185	JACOBUS & ASSOCIATES, LLC	88,000	80,000	704.56
55	53		JACOBUS & ASSOCIATES, LLC	567,100	517,100	4,129.50
168.01	7.05	C0226	JACOBUS & ASSOCIATES, LLC	231,400	195,000	2,781.63
168.01	7.05	C0226	JACOBUS & ASSOCIATES, LLC	231,400	195,000	2,781.63
168.01	7.05	C0504	JACOBUS & ASSOCIATES, LLC	287,000	219,900	4,433.43
168.01	7.05	C0314	JACOBUS & ASSOCIATES, LLC	257,400	216,900	2,675.92
168.01	8.01	C0144	JACOBUS & ASSOCIATES, LLC	127,300	104,600	1,499.83
168.01	8.01	C0144	JACOBUS & ASSOCIATES, LLC	127,300	104,600	1,499.83
168.01	8.03	C0105	JACOBUS & ASSOCIATES, LLC	231,400	139,300	6,085.23
168.01	8.03	C0146	JACOBUS & ASSOCIATES, LLC	199,100	185,500	898.58
168.01	7.06	C0320	JADHAV, MAYUR	183,100	135,400	3,151.63
168.01	8.01	C0236	JAIN, SANDEEP&ANJALI JAIN	231,700	152,700	5,219.69
117	22		JAMES VAN ECK	750,000	625,000	10,323.75
168.01	7.05	C0504	JENNIFER JACOBUS	287,000	219,900	4,433.43
168.01	7.06	C0523	JI, JIN&GUO ZHANG	209,400	135,400	4,889.33
168.01	7.06	C0204	JIANG, SHUIXIN & WEI ZHANG	287,300	189,200	6,481.66
54	32	C0011	JOSEPH RUTIGLIANO	77,000	70,000	578.13
18	20		JOSEPH RUTIGLIANO	206,600	201,600	440.35
168.01	8.03	C0326	KAO, LILY	204,900	105,900	6,541.13

**January 29, 2025**  
**Regular Meeting**

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

168.01	7.06	C0118	KATES NUSSMAN ELLIS FARHI	172,400	123,400	3,237.53
168.01	8.01	C0427	KATES NUSSMAN ELLIS FARHI	164,100	105,200	3,891.64
168.01	7.06	C0102	KATES NUSSMAN ELLIS FARHI	169,300	131,000	2,530.56
168.01	7.06	C0104	KATES NUSSMAN ELLIS FARHI	169,300	131,000	2,530.56
168.01	7.06	C0112	KATES NUSSMAN ELLIS FARHI	172,400	125,300	3,111.99
168.01	7.06	C0115	KATES NUSSMAN ELLIS FARHI	290,500	185,100	6,963.99
168.01	7.06	C0118	KATES NUSSMAN ELLIS FARHI	172,400	123,400	3,237.53
168.01	7.06	C0203	KATES NUSSMAN ELLIS FARHI	341,600	230,800	7,320.78
168.01	7.06	C0205	KATES NUSSMAN ELLIS FARHI	324,100	230,800	6,164.52
168.01	7.06	C0207	KATES NUSSMAN ELLIS FARHI	241,700	184,800	3,759.50
168.01	7.06	C0212	KATES NUSSMAN ELLIS FARHI	227,800	189,200	2,550.38
168.01	7.06	C0220	KATES NUSSMAN ELLIS FARHI	183,100	135,400	3,151.63
168.01	7.06	C0222	KATES NUSSMAN ELLIS FARHI	183,100	135,400	3,151.63
168.01	7.06	C0225	KATES NUSSMAN ELLIS FARHI	216,800	169,800	3,105.38
168.01	7.06	C0304	KATES NUSSMAN ELLIS FARHI	287,300	189,200	6,481.66
168.01	7.06	C0308	KATES NUSSMAN ELLIS FARHI	227,800	189,200	2,550.38
168.01	7.06	C0311	KATES NUSSMAN ELLIS FARHI	241,700	192,200	3,270.56
168.01	7.06	C0314	KATES NUSSMAN ELLIS FARHI	227,800	189,200	2,550.38
168.01	7.06	C0323	KATES NUSSMAN ELLIS FARHI	183,100	135,400	3,151.63
168.01	7.06	C0402	KATES NUSSMAN ELLIS FARHI	335,700	264,600	4,697.72
168.01	7.06	C0425	KATES NUSSMAN ELLIS FARHI	229,100	169,800	3,918.07
168.01	7.06	C0430	KATES NUSSMAN ELLIS FARHI	193,400	123,400	4,625.04
168.01	7.06	C0506	KATES NUSSMAN ELLIS FARHI	195,100	121,400	4,869.51
168.01	7.06	C0521	KATES NUSSMAN ELLIS FARHI	291,800	269,000	1,506.44
168.01	7.06	C0533	KATES NUSSMAN ELLIS FARHI	356,800	206,000	9,963.66
168.01	7.06	C0536	KATES NUSSMAN ELLIS FARHI	205,600	123,400	5,431.12
168.01	7.06	C0416	KATES NUSSMAN ELLIS FARHI	208,600	153,900	3,614.14
168.01	8.01	C0409	KATES NUSSMAN ELLIS FARHI	188,700	155,100	2,220.02

**January 29, 2025**  
**Regular Meeting**

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

168.01	8.01	C0427	KATES NUSSMAN ELLIS FARHI	164,100	105,200	3,891.64
168.01	8.03	C0133	KATES NUSSMAN ELLIS FARHI	155,000	150,400	303.93
168.01	8.03	C0404	KATES NUSSMAN ELLIS FARHI	276,800	148,900	8,450.61
168.01	7.06	C0101	KIM, SO YOUNG	341,800	225,100	7,710.60
168.01	7.06	C0234	KIM, JULIUS	181,100	123,400	3,812.35
168.01	8.03	C0242	KOCHHAR, SURBHI	165,000	105,700	3,918.07
168.01	7.06	C0316	KOSOVYCH, ALEXANDER&MELISSA DIAZ	194,600	153,900	2,689.13
168.01	7.06	C0106	LAW OFF. OF JIMMY SONG	169,300	131,000	2,530.56
168.01	7.06	C0109	LAW OFF. OF JIMMY SONG	206,300	169,800	2,411.63
168.01	7.06	C0328	LAW OFF. OF JIMMY SONG	131,700	123,400	548.40
168.01	7.06	C0420	LAW OFF. OF JIMMY SONG	193,600	135,400	3,845.39
168.01	7.05	C0227	LAW OFF. OF JIMMY SONG	209,600	171,600	2,682.52
168.01	8.03	C0108	LAW OFF. OF JIMMY SONG	178,800	112,600	4,373.97
168.01	7.06	C0318	LEONG, MAN YEE LINDA	183,100	135,400	3,151.63
168.01	7.06	C0515	LEVAN, LARRY & LINA R LEVAN	323,000	198,100	8,252.39
168.01	7.06	C0424	ODRY, BENJAMIN& E PLANCHE	283,400	205,400	5,153.62
168.01	8.01	C0115	PONS, WILFRED	188,700	112,500	5,034.69
168.01	7.06	C0503	PORTER, CATHERINE	376,600	230,800	9,633.30
168.01	7.06	C0317	RADIA, MAULIK	286,600	246,200	1,840.01
168.01	7.06	C0319	RADIA, MYRIAM&MAULIK HIALALRADIA	250,400	215,000	1,295.01
168.01	7.06	C0322	RATAJCZAK, MICHAEL	183,100	135,400	3,151.63
168.01	7.06	C0436	RIEMENSCHNEIDER, DEREK H	193,400	123,400	4,625.04
168.01	8.01	C0318	SAISANIT,SITTICHOKE& R SHIPIRO	204,000	105,700	6,494.88
109	25		SHAH,RAJENDRAKUMAR S & BHAMINIBEN R	1,428,700	1,071,100	29,492.89
96	21		SPIOTTI & ASSOCIATES	175,000	165,000	825.90
83	7	C0050	SPIOTTI & ASSOCIATES	97,200	84,400	1,162.52
73	21		SPIOTTI & ASSOCIATES	153,500	143,500	880.70
70	17		SPIOTTI & ASSOCIATES	125,000	115,000	825.90

**January 29, 2025**  
**Regular Meeting**

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

57	6		SPIOTTI & ASSOCIATES	220,000	200,000	1,651.80
52	1		SPIOTTI & ASSOCIATES	250,500	200,500	4,129.50
5	32	C1017	SPIOTTI & ASSOCIATES	64,900	60,000	404.69
5	32	C0401	SPIOTTI & ASSOCIATES	41,400	39,000	198.22
46	9		SPIOTTI & ASSOCIATES	210,000	189,000	1,734.39
32	26		SPIOTTI & ASSOCIATES	150,000	140,000	825.90
23	1		SPIOTTI & ASSOCIATES	499,900	474,900	2,064.75
164	7		SPIOTTI & ASSOCIATES	570,000	500,000	5,781.30
16	1		SPIOTTI & ASSOCIATES	211,000	190,000	1,734.39
142	12		SPIOTTI & ASSOCIATES	223,600	175,000	4,013.87
130	2	C0204	SPIOTTI & ASSOCIATES	103,600	81,500	1,946.35
130	2	C0205	SPIOTTI & ASSOCIATES	89,900	81,500	739.79
12	2		SPIOTTI & ASSOCIATES	300,000	270,000	2,477.70
73	21		SPIOTTI & ASSOCIATES	153,500	143,500	880.70
168.01	7.06	C0235	SPIOTTI & ASSOCIATES	239,500	196,900	2,814.67
168.01	7.05	C0414	SPIOTTI & ASSOCIATES	281,100	216,900	4,241.82
168.01	7.05	C0524	SPIOTTI & ASSOCIATES	284,000	164,600	7,889.00
168.01	8.01	C0113	SPIOTTI & ASSOCIATES	200,000	109,700	5,966.30
168.01	8.01	C0304	SPIOTTI & ASSOCIATES	199,900	107,500	6,105.05
168.01	8.01	C0327	SPIOTTI & ASSOCIATES	165,100	110,200	3,957.71
168.01	8.01	C0412	SPIOTTI & ASSOCIATES	181,300	155,400	1,711.26
168.01	8.01	C0425	SPIOTTI & ASSOCIATES	127,900	113,600	944.83
168.01	8.03	C0124	SPIOTTI & ASSOCIATES	247,100	169,000	5,160.22
168.01	1	C0302	SPIOTTI & ASSOCIATES	247,000	201,400	1,797.16
168.01	7.06	C0534	SUN, AMY	205,600	123,400	5,431.12
168.01	7.06	C0231	TCHEREPACHENETS,KONSTANTIN	321,800	190,200	8,695.08
168.01	7.06	C0232	THOMAS, LARRY & JORDANA	181,100	123,400	3,812.35
168.01	7.06	C0330	TIMOTHY MIDDLETON ESQ.	117,600	129,000	3,581.10

**January 29, 2025  
Regular Meeting**

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

168.01	7.06	C0423	TIMOTHY MIDDLETON ESQ.	193,600	135,400	3,845.39
168.01	7.06	C0426	TIMOTHY MIDDLETON ESQ.	161,000	126,500	2,279.48
168.01	7.06	C0434	TIMOTHY MIDDLETON ESQ.	193,400	129,000	4,625.04
168.01	7.06	C0516	TIMOTHY MIDDLETON ESQ.	217,300	153,900	4,188.96
168.01	7.06	C0517	TIMOTHY MIDDLETON ESQ.	321,400	264,200	3,779.32
168.01	7.06	C0537	TIMOTHY MIDDLETON ESQ.	339,700	177,500	10,716.88
168.01	7.05	C0318	TIMOTHY MIDDLETON ESQ.	209,600	171,600	2,675.92
168.01	7.05	C0428	TIMOTHY MIDDLETON ESQ.	328,400	189,300	9,190.62
168.01	7.05	C0324	TIMOTHY MIDDLETON ESQ.	204,100	164,600	2,609.84
168.01	8.01	C0119	TIMOTHY MIDDLETON ESQ.	270,000	144,000	8,311.86
168.01	8.01	C0238	TIMOTHY MIDDLETON ESQ.	151,900	107,500	2,933.60
168.01	8.01	C0422	TIMOTHY MIDDLETON ESQ.	253,900	148,600	6,957.38
168.01	8.03	C0315	TIMOTHY MIDDLETON ESQ.	277,300	138,500	9,170.79
168.01	8.03	C0338	TIMOTHY MIDDLETON ESQ.	170,900	105,900	4,294.68
168.01	8.03	C0442	TIMOTHY MIDDLETON ESQ.	179,300	147,300	2,114.30
168.01	7.08	C0620	TIMOTHY MIDDLETON ESQ.	291,000	264,800	2,163.86
168.01	7.08	C0815	TIMOTHY MIDDLETON ESQ.	360,000	273,400	7,152.29
168.01	7.08	C0907	TIMOTHY MIDDLETON ESQ.	635,100	324,100	25,685.52
168.01	8.03	C0300	WOLF VESPACIANO, LLC	592,100	236,700	23,812.35
168.01	7.06	C0514	WONG, ANNIE L	247,100	189,200	3,825.57
168.01	7.05	C0303	XIAODONG, HUANG&JUAN JUAN TANG	275,500	205,600	4,618.43
59	6		ZIPP & TANNENBAUM, LLC	311,100	291,100	1,651.80
32	41	C0303	ZOLOTARYOV, IVAN	72,200	59,500	524.45

Total: \$654,136.68

January 29, 2025  
Regular Meeting

**Consent Agenda (Cont.):**

**RESOLUTION #R25-051**

**RE: AUTHORIZING CONTRACT FOR COMPOSTABLE WASTE COLLECTION SERVICES, EQUIPMENT AND MATERIALS FOR THE TOWN OF WEST NEW YORK FOR 2025**

WHEREAS, the Town of West New York (the “Town”) requires the services of a composting vendor to provide compostable waste collection services, equipment, and materials at six (6) community composting locations throughout the Town of West New York Community; and

WHEREAS, pursuant to N.J.S.A. §40A:11-3 and N.J.S.A. §40A:11-5(1)(s), the Town is authorized to enter a contract for the provision of sustainable food scrap collection services for recyclable materials, including compostable waste materials, without public bidding; and

WHEREAS, Neighborhood Compost, located at 120 Old Farm Drive, Great Meadows, NJ 07838, has provided the Town of West New York with a proposed agreement (the “Compostable Services Agreement”) for the provision of composting collection services, equipment and materials for a one (1) year period, between January 1, 2025 and December 31, 2025; and

WHEREAS, the Compostable Services Agreement provides that the Town agrees to submit payments in the amount of \$240.00 per week for the provision of community compostable waste collection services at six (6) locations in the Town of West New York for a contract term of one (1) year, for a total contract amount not to exceed \$12,480.00.

WHEREAS, the Mayor and the Board of Commissioners of the Town of West New York seek to authorize a contract with Neighborhood Compost for compostable waste collection services, equipment and materials at six (6) community locations throughout the Town of West New York for a one (1) year term, commencing January 1, 2025 until December 31, 2025, for a total contract amount not to exceed \$12,480.00.

NOW THEREFORE, BE IT RESOLVED that the Mayor and the Board of Commissioners of the Town of West New York do hereby authorize a contract with Neighborhood Compost, located at 120 Old Farm Drive, Great Meadows, NJ 07838, for compostable waste collection services, equipment and materials at six (6) community locations throughout the Town of West New York for a one (1) year term, commencing January 1, 2025 until December 31, 2025, for a total contract amount not to exceed \$12,480.00.

BE IT FURTHER RESOLVED that the Mayor, Temporary Qualified Purchasing Agent and Town Clerk are authorized to execute any necessary documents and to complete such other steps to effectuate the contract as set forth herein in a form acceptable to Corporation Counsel.

**RESOLUTION #R25-052**

**RE: AUTHORIZING ONE-YEAR AGREEMENT WITH GARDEN STATE EPISCOPAL COMMUNITY DEVELOPMENT CORPORATION TO PROVIDE HOMELESS SERVICES AT PERC TO THE HOMELESS COMMUNITY IN THE TOWN OF WEST NEW YORK**

WHEREAS, the Town of West New York (the “Town”), with offices located at 428 60<sup>th</sup> Street, West New York, NJ 07093 and Garden State Episcopal Community Development Corporation, with offices at 111 37<sup>th</sup> Street, Union City, NJ 07087 are parties to an Agreement for Homeless Services at PERC, between January 1, 2025 and December 31, 2025; and

WHEREAS, pursuant to the Agreement for Homeless Services at PERC, the Town of West New York shall pay a total amount of \$30,000.00 and PERC shall provide the full complement of services as set forth and described in “Exhibit A: Program Description – PERC Homeless Services” to the Agreement for Homeless Services at PERC, for a one (1) year period between January 1, 2025 and December 31, 2025; and

**January 29, 2025**  
***Regular Meeting***

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

WHEREAS, the total compensation to be paid by Town of West New York to PERC under this Agreement for Homeless Services at PERC shall be \$30,000.00, payable at the Town's discretion, either in one lump sum or two equal installments of \$15,000.00 each, payable semi-annually in arrears.

WHEREAS, the Mayor and the Board of Commissioners of the Town of West New York seek to authorize the execution of the Agreement for Homeless Services at PERC for the provision of homeless shelter services for the homeless community within the Town of West New York, for a total payment in the amount of \$30,000.00 for a one (1) year period between January 1, 2025 and December 31, 2025.

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 the execution of the Agreement for Homeless Services at PERC with Garden State Episcopal Community Development Corporation for the provision of homeless shelter services for the homeless community throughout the Town of West New York, for a one (1) year period between January 1, 2025 and December 31, 2025.

BE IT FURTHER RESOLVED that the total compensation to be paid by Town of West New York to PERC under this Agreement for Homeless Services at PERC shall be \$30,000.00, payable at the Town's discretion, either in one lump sum or two equal installments of \$15,000.00 each, payable semi-annually in arrears.

BE IT FURTHER RESOLVED that the Mayor, Municipal Administrator, and Town Clerk are authorized to execute any and all documents and take any and all necessary actions to complete and realize the intent and purpose of this resolution.

**January 29, 2025**  
**Regular Meeting**

**RESOLUTION #R25-053**  
**RE: AUTHORIZING EMERGENCY TEMPORARY APPROPRIATIONS FOR THE**  
**YEAR 2025**

WHEREAS, N.J.S.A. 40A:4-20 provides that, in addition to temporary appropriations necessary for the period prior to the adoption of the budget and regular appropriations, the governing body may make emergency temporary appropriations for any purposes for which appropriations may lawfully be made for the period between the beginning of the current fiscal year and the date of the adoption of the budget for the current fiscal year and the date of the adoption of the budget for the current fiscal year; and

WHEREAS, the total emergency temporary appropriation resolutions adopted in the year 2025 pursuant to the provision of Chapter 96, P.L. 1951 (N.J.S.A. 40A:4-20) including this resolution \$430,000.00 for the Current Fund and \$500,000.00 for the Parking Utility Fund for the Parking Utility Fund.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and the Board of Commissioners of the Town of West New York, County of Hudson, State of New Jersey (not less than two-thirds of all members thereof affirmatively concurring), that in accordance with the provisions of N.J.S.A. 40A:4-20:

1. Emergency temporary appropriations be and the same are hereby made in the amount of \$430,000.00 for the Current Fund and \$500,000.00 for the Parking Utility Fund, as follows:

<b>Account Number</b>	<b>Description</b>	<b>Amount</b>
01-201-21-701-010-11	Director of Revenue and Finance - S&W	\$ 20,000.00
01-201-29-827-020-99	Adjustments to PERS	\$ 5,000.00
01-201-33-838-020-99	Reserve for Tax Appeals	\$375,000.00
01-201-45-888-020-99	Green Trust Loan Program	\$ 30,000.00
	Current Fund Subtotal	\$430,000.00
05-201-55-502-020-99	Parking Utility Other Expenses	\$500,000.00
	Parking Utility Fund Subtotal	\$500,000.00

2. Said emergency temporary appropriations will be provided for in the 2025 budget.
3. That one (1) certified copy of this resolution is filed with the Director of the Division of Local Government Services.

It was regularly moved by **Commissioner Parkinson**, seconded by **Mayor Sires**, to **adopt the foregoing Resolution**. The motion was carried by the following vote:

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



January 29, 2025  
Regular Meeting

**ORDINANCE #1/25**

**ORDINANCE AMENDING CHAPTER 380A OF THE TOWN OF WEST NEW YORK  
MUNICIPAL CODE, ENTITLED "VACATION RENTALS, SHORT TERM"  
REGARDING FINES FOR VIOLATIONS**

**Note:** Corporation Counsel Angelo Auteri, Esq. read the title of the foregoing Ordinance aloud.

It was regularly moved by **Mayor Sires**, seconded by **Commissioner Diaz**, to **open the public hearing** on this Ordinance. The motion was carried by the following vote:

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

It was regularly moved by **Commissioner Parkinson**, seconded by **Commissioner Diaz**, to **close the public hearing and adopt** this Ordinance. The motion was carried by the following vote:

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

**ORDINANCE #2/25**

**ORDINANCE TO AMEND CHAPTER 231-62 OF THE CODE TO MODIFY THE  
MUNICIPAL TAX PROCEDURES FOR CANNABIS RETAILERS**

**Note:** Corporation Counsel Angelo Auteri, Esq. read the title of the foregoing Ordinance aloud.

It was regularly moved by **Commissioner Barrera**, seconded by **Commissioner Arroyo**, 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**

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 **January 29, 2025** and ordered published, for consideration before final passage at a public hearing on **February 26, 2025 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.

**January 29, 2025**  
**Regular Meeting**

**Public Portion:**

Corporation Counsel Angelo Auteri, Esq. made the following announcement at 6:36 p.m.:

At this time, the public's welcome to address the Mayor and Board of Commissioners. Public comments are limited to 3 minutes per person, and no person shall be permitted to speak more than one regular turn.

It was regularly moved by **Mayor Sires** and seconded by **Commissioner Parkinson, to close the Public Portion of the meeting and Adjourn at 6:36 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: \_\_\_\_\_  
Adelinny Plaza, RMC  
Town Clerk