

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

*Minutes of Regular Meeting*  
*(Regular Session)*  
*February 12, 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*

**February 12, 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, February 12, 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 6:32 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 **February 12, 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 **February 5<sup>th</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 Tyara Conil.

**Minutes of Previous Meetings:**

It was regularly moved by **Commissioner Arroyo**, seconded by **Commissioner Parkinson** that the Minutes of Regular Meeting: **January 8, 2025 (Regular Meeting) and January 29, 2025 (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 Arroyo**, seconded by **Mayor Sires** that the Payment of Claims of: **February 12, 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 Barrera abstained on Purchase Order #3596 and Commissioner Parkinson abstained on Purchase Orders #4276, #46842 and #46881.**

**February 12, 2025**  
**Regular Meeting**

**Consent Agenda:**

It was regularly moved by **Commissioner Barrera**, seconded by **Commissioner Arroyo** that the following Consent Agenda Items **Nos. R25-054 through R25-064** be adopted. The motion was carried by the following vote:

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

**RESOLUTION #R25-054**  
**RE: AUTHORIZING THE TOWN CLERK TO ADVERTISE FOR BIDS FOR**  
**LANDSCAPE MAINTENANCE SERVICES**

WHEREAS, the Town of West New York requires landscape maintenance services (the “Services”) throughout the Town; and

WHEREAS, the Town seeks to advertise for bids for the provision of the required Services in accordance with bid specifications on file with the Town Clerk; and

WHEREAS, bid specifications have been prepared and bids will be requested for submission to the Town Clerk’s Office, located at 428 60<sup>th</sup> Street in the Town of West New York, New Jersey 07093.

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 Town Clerk to advertise for the receipt of bids for the provision of landscaping services throughout the Town of West New York on March 11<sup>th</sup> 2025 at 11:00 a.m.

**RESOLUTION #R25-055**  
**RE: AMENDING RESOLUTION #R25-035 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:

February 12, 2025  
Regular Meeting

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

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
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	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
RTLFL-NJ II LLC	115	21		24-00287	\$506.40	\$0.00
RTLFL-NJ II LLC	83	7	C0045	24-00218	\$1,673.31	\$2,600.00
RTLFL-NJ II LLC	168.01	8.03	C0242-X	24-00480	\$3,274.43	\$0.00
RTLFL-NJ II LLC	168.01	1	C0281	24-00411	\$334.69	\$0.00
RTLFL-NJ II LLC	28	26		24-00077	\$1,730.40	\$11,700.00
RTLFL-NJ II LLC	168.01	7.08	C0508-X	24-00451	\$6,865.73	\$0.00
RTLFL-NJ II LLC	120	49		24-00305	\$11,569.16	\$24,600.00

**February 12, 2025**  
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**Consent Agenda (Cont.):**  
**Resolution (Cont.):**

RTLF-NJ II LLC	168.01	8.01	C0206-X	24-00463	\$4,719.80	\$0.00
RTLF-NJ II LLC	110	5	C0307	24-00277	\$1,644.88	\$2,600.00
RTLF-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>\$135,370.61</b>	<b>\$124,600.00</b>
<b>TOTAL:</b>						<b>\$259,970.61</b>

**RESOLUTION #R25-056**

**RE: AUTHORIZING THE PURCHASE OF LIGHTING AND UPFIT MODIFICATIONS FOR TWO (2) WNYPD VEHICLES FROM ELITE VEHICLE SOLUTIONS**

WHEREAS, the Town of West New York (“Town”) requires emergency lighting upfit equipment for police vehicles for the West New York Police Department; and

WHEREAS, pursuant to N.J.S.A. 40A:11-12a and N.J.A.C. 5:34-7.29(c), the Town may purchase any goods or services, by resolution and without advertising for bids, under the State of New Jersey Cooperative Purchasing Program for any State contracts entered into on behalf of the State by the Division of Purchase and Property in the Department of the Treasury, which includes NJ State Blanket Contract #T-0106, PO# 17-FLEET-00749 with Elite Vehicle Solutions; and

WHEREAS, Elite Vehicle Solutions, located at 1000 Bennett Boulevard, Unit 6, Lakewood, NJ 08701, provided the Town with estimates (#C10010 and #C10011) to purchase the required lighting upfit modifications for the (2) police vehicles and related purchases pursuant to NJ State Blanket Contract #T-0106, PO#17-FLEET-00749, in the amount of \$24,289.17 per vehicle, and \$48,578.34 for two vehicles, for a total purchase amount of \$48,578.34; and

WHEREAS, the Mayor and the Board of Commissioners of the Town of West New York seek to authorize the purchase of the required lighting upfit modifications for the two (2) police vehicles from Elite Vehicle Solutions, pursuant to NJ State Blanket Contract #T-0106, PO#17-FLEET-00749, in the amount of \$24,289.17 per one vehicle and \$48,578.34 for two vehicles, for a total purchase amount of \$48,578.34.

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 lighting upfit modifications from Elite Vehicle Solutions, located at 1000 Bennett Boulevard, Unit 6, Lakewood, NJ 08701 for two (2) vehicles for the WNYPD in the amount not to exceed \$24,289.17 per one vehicle, and \$48,578.34 for two vehicles, for a total purchase amount of \$48,578.34 for the two (2) WNYPD vehicles, pursuant to NJ State Blanket Contract #T-0106, PO #17-FLEET-00749.

BE IT FURTHER RESOLVED that the Chief Financial Officer certifies that funds are available for this purchase in Account Number: 13-286-56-103-000 and 01-201-22-762-020-99.

**February 12, 2025**  
**Regular Meeting**

**Consent Agenda (Cont.):**

**RESOLUTION #R25-057**  
**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:

LIEN HOLDER				TAX	REDEMPTION	PREMIUM
BOC 2-12-2025	BLK	LOT	QUAL	CERTIFICATE		
CHRISTIANA T C/F CE1/FIRSTRUST	113	8		23-00393	\$19,267.13	\$5,200.00
FUNDPALITY 2023 LLC	35	13	C0012	22-00067	\$6,927.35	\$8,900.00
FUNDPALITY 2023 LLC	158	4		22-00247	\$10,334.61	\$5,100.00
FCR TL TRUST	168.01	1	C0381	24-00419	\$4,717.91	\$300.00
LB-HONEY BADGER SB MUNI CUST	122	7		24-00308	\$635.89	\$0.00
LB-HONEY BADGER SB MUNI CUST	11	20	C0001	23-00041	\$2,443.28	\$800.00
PRO CAP 8 FBO FIRSTRUST BANK	7	9		24-00025	\$357.81	\$500.00
PRO CAP 8 FBO FIRSTRUST BANK	11	19	C0051	24-00033	\$527.14	\$100.00
PRO CAP 8 FBO FIRSTRUST BANK	20	52		24-00063	\$1,159.43	\$20,400.00
PRO CAP 8 FBO FIRSTRUST BANK	22	24		24-00067	\$545.31	\$100.00
PRO CAP 8 FBO FIRSTRUST BANK	41	13		24-00116	\$2,243.96	\$300.00
PRO CAP 8 FBO FIRSTRUST BANK	41	16		24-00117	\$1,777.34	\$200.00
PRO CAP 8 FBO FIRSTRUST BANK	88	22		24-00235	\$1,151.12	\$200.00
PRO CAP 8 FBO FIRSTRUST BANK	97	23		24-00253	\$2,359.94	\$200.00
PRO CAP 8 FBO FIRSTRUST BANK	16	33		23-00059	\$5,339.05	\$0.00
PRO CAP 8 FBO FIRSTRUST BANK	105	5		23-00374	\$5,445.42	\$0.00
PRO CAP 8 FBO FIRSTRUST BANK	108	34		23-00383	\$2,821.03	\$0.00
PRO CAP 8 FBO FIRSTRUST BANK	158	4		23-00517	\$7,358.10	\$900.00
PRO CAP 8 FBO FIRSTRUST BANK	162	2		23-00529	\$5,260.49	\$0.00
PRO CAP 8 FBO FIRSTRUST BANK	168.01	7.08	C1410	23-00553	\$5,312.25	\$0.00
RTLIF-NJ II LLC	20	35		24-00062	\$18,627.72	\$32,600.00
RTLIF-NJ II LLC	41	3		24-00113	\$612.83	\$0.00
RTLIF-NJ II LLC	120	16		24-00298	\$6,592.53	\$8,400.00
TRYSTONE CAPITAL ASSETS LLC	5	20	C2001	24-00011	\$2,624.70	\$1,000.00
TRYSTONE CAPITAL ASSETS LLC	28	3		24-00074	\$4,328.57	\$10,600.00
TRYSTONE CAPITAL ASSETS LLC	35	13	C0012	23-00138	\$5,498.27	\$100.00
SUBTOTAL:					\$124,269.18	\$95,900.00
TOTAL:						\$220,169.18

**February 12, 2025**  
**Regular Meeting**

**Consent Agenda (Cont.):**

**RESOLUTION #R25-058**

**RE: AMENDING RESOLUTION #R25-008 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	CHECK	PREMIUM
10 DAYS REDEMPTION	BLK	LOT	QUAL	CERTIFICATE	AMOUNT	
LB-HONEY BADGER SBMUNI CUST	168 .01	1	C0436	24-00424	\$755.90	\$0.00
LB-HONEY BADGER SBMUNI CUST	168 .01	7.06	C0327	24-00444	\$273.55	\$100.00
LB-HONEY BADGER SBMUNI CUST	168 .01	7.06	C0410	24-00446	\$214.79	\$0.00
LB-HONEY BADGER SBMUNI CUST	168 .01	7.06	C0324	24-00443	\$263.04	\$400.00
LB-HONEY BADGER SBMUNI CUST	168.01	1	C0395-X	24-00420	\$400.51	\$200.00
LB-HONEY BADGER SBMUNI CUST	168.01	1	C0463	24-00429	\$774.67	\$0.00
LB-HONEY BADGER SBMUNI CUST	83	7	C7007	24-00219	\$240.93	\$100.00
LB-HONEY BADGER SBMUNI CUST	151	6		24-00379	\$3,303.80	\$500.00
SUBTOTAL:					\$6,227.19	\$1,300.00
<b>TOTAL:</b>					<b>\$7,527.19</b>	
PRO CAP 8 FBO FIRSTRUST BANK	9	4	C0014	24-00028	\$609.95	\$100.00
<b>TOTAL:</b>					<b>\$709.95</b>	

**RESOLUTION #R25-059**

**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:

**February 12, 2025**  
**Regular Meeting**

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

NAME	BLOCK/LOT	AMOUNT	YEAR
RAM TAX LIEN FUN II LP P.O. BOX 71054 CHICAGO, IL 60694	168.01 1 C0170	\$543.68	2025
A DESHANDE & P K VIJAY RAGHAVAN 20 AVE AT PORT IMPERIAL APT # 525 WEST NEW YORK, NJ 07093	168.01 7.06 C0525	\$1,123.23	2025
PIERANGELA C BONELLI 20 AVE AT PORT IMPERIAL APT #405 WEST NEW YORK, NJ 07093	168.01 7.06 C0405	\$1,830.19	2025

**RESOLUTION #R25-060**  
**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	BLK	LOT	QUAL	TAX CERTIFICATE	CHECK AMOUNT	PREMIUM
ASSIGNMENT CERT#18-0264						
7 ABBOTSFORD LLC	108	6		18-0264	\$2,436.72	\$100.00
<b>TOTAL:</b>					<b>\$2,536.72</b>	

**RESOLUTION #R25-061**  
**RE: AUTHORIZING THE TOWN PLANNING BOARD TO UNDERTAKE AN INVESTIGATION TO DETERMINE WHETHER ALL OR A PORTION OF CERTAIN PROPERTIES IDENTIFIED ON THE TAX MAPS OF THE TOWN AS BLOCK 152, LOTS 26, 26.01, 29 AND 30 CONSTITUTE A NON-CONDEMNATION AREA IN NEED OF REDEVELOPMENT**

WHEREAS, the Town of West New York (the “Town”) is a political subdivision of the State of New Jersey (the “State”), located in the County of Hudson (the “County”); and

WHEREAS, the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1, et seq.*, as amended and supplemented (the “Redevelopment Law”), provides a process for municipalities to participate in the redevelopment and improvement of an “area in need of redevelopment”; and



**February 12, 2025**  
**Regular Meeting**

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

WHEREAS, pursuant to the Redevelopment Law, no area within a municipality shall be determined to be an “area in need of redevelopment” unless the governing body of the municipality, by resolution, authorizes the planning board to undertake a preliminary investigation to determine whether the proposed area is an “area in need of redevelopment” according to the criteria set forth in the Redevelopment Law; and

WHEREAS, the Board of Commissioners of the Town (the “Board of Commissioners”) believes it is in the best interest of the Town that an investigation occur with respect to certain parcels within the Town and therefore wishes to authorize and direct the Town of West New York Planning Board (the “Planning Board”) to conduct a preliminary investigation of the properties identified on the tax maps of the Town as Block 152, Lots 26, 26.01, 29 and 30, along with all streets and rights of way appurtenant thereto (collectively, the “Study Area”), and to recommend to the Board of Commissioners whether the Board of Commissioners should designate all or a portion of the Study Area as an “area in need of redevelopment”; and

WHEREAS, the redevelopment area determination requested hereunder would authorize the Town and the Board of Commissioners to use all those powers provided by the Redevelopment Law for use in a redevelopment area, excluding the power of eminent domain, and any redevelopment area so designated shall be referred to as a “Non-Condensation Redevelopment Area,” pursuant to *N.J.S.A. 40A:12A-6*.

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

Section 1. The foregoing recitals are incorporated herein as if set forth in full.

Section 2. The Planning Board is hereby authorized and directed to conduct an investigation, pursuant to *N.J.S.A. 40A:12A-6*, to determine whether all or a portion of the Study Area satisfies the criteria set forth in *N.J.S.A. 40A:12A-5*, and to make a recommendation to the Board of Commissioners as to whether said Study Area should be designated a “Non-Condensation Redevelopment Area.”

Section 3. As part of its investigation, the Planning Board shall prepare a map showing the boundaries of the Study Area and the location of the parcels of property contained therein, and appended thereto shall be a statement setting forth the basis for the investigation.

Section 4. The Planning Board shall conduct a public hearing in accordance with the Redevelopment Law, after giving due notice of the proposed boundaries of the Study Area and the date of the hearing to any persons who are interested in or would be affected by a determination that the Study Area shall be an “area in need of redevelopment.” The notice of the hearing shall specifically state that the redevelopment area determination does not authorize the Town and the Board of Commissioners to exercise the power of eminent domain to acquire any property in the delineated area, for the Study Area is being investigated as a Non-Condensation Redevelopment Area.

Section 5. At the public hearing, the Planning Board shall hear from all persons who are interested in or would be affected by a determination that the Study Area is an “area in need of redevelopment.” All objections to a determination that the Study Area is an area in need of redevelopment and evidence in support of those objections shall be received and considered by the Planning Board and shall be made part of the public record.

Section 6. After conducting its investigation, preparing a map of the Study Area, and conducting a public hearing at which all objections to the proposed designation are received and considered, the Planning Board shall make a recommendation to the Board of Commissioners as to whether the Board of Commissioners should designate all or a portion of the Study Area as an “area in need of redevelopment” and, more specifically, a Non-Condensation Redevelopment Area.

**February 12, 2025**  
***Regular Meeting***

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

Section 7. The Town's redevelopment planner, DMR Architects, Hasbrouck Heights, New Jersey, is hereby authorized and directed to assist in the preliminary investigation of the Study Area and to prepare any reports, maps or other documentation and make any presentations to the Planning Board and the Board of Commissioners necessary to effectuate the purposes of this resolution.

Section 8. The Town is hereby authorized to accept escrow funds from the owner(s) of the Study Area properties to be deposited in an escrow account to provide for certain costs incurred by or on behalf of the Town arising out of or in connection with any investigations, planning, studies, pre-development and development activities relating to the Study Area. The Mayor is hereby authorized and directed to enter into and execute any escrow agreement, letter or other similar instrument, memorializing the terms of such escrow funds, in a form approved by redevelopment counsel to the Town.

Section 9. This resolution shall take effect immediately.

**RESOLUTION #R25-062**  
**RE: AUTHORIZING ONE YEAR EXTENSION TO CONTRACT FOR POOL**  
**OPENING, CLOSING, AND MANAGEMENT SERVICES INCLUDING**  
**MAINTENANCE AND WINTERIZATION SERVICES TO TREATMENT**  
**SPECIALTIES FOR 2025**

WHEREAS, by prior Resolution #R24-128, the Town of West New York (the "Town") authorized a contract with Treatment Specialties, located at 25 Arrow Road, NJ 07446, for pool opening, closing, and management services including maintenance and winterization services for a total contract amount not to exceed \$113,170.98 for the 2024 swim-pool season; and

WHEREAS, the Town's contact with Treatment Specialties for pool opening, closing, and management services including maintenance and winterization services for the 2024 swim-pool season authorized two (2) additional one (1) year extensions to the contract at the Town's sole discretion, for a total contract term not to exceed three (3) years from the date of commencement; and

WHEREAS, the Town seeks to authorize the first one (1) year extension option to the contract with Treatment Specialties for pool opening, closing, and management services including maintenance and winterization services for the 2025 swim-pool season, for a total contract amount not to exceed \$113,170.98; and

WHEREAS, there is one (1) remaining one (1) year extension option to the Town's contract with Treatment Specialties for pool opening, closing, and management services including maintenance and winterization services for the 2026 swim-pool season.

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 a one (1) year extension to the Town's contract with Treatment Specialties, located at 25 Arrow Road, Ramsey, NJ 07446 for pool opening, closing, and management services including maintenance and winterization services for a total contract amount not to exceed \$113,170.98, for the 2025 swim-pool season.

BE IT FURTHER RESOLVED that there is one (1) remaining one (1) year extension to the Town's contract with Treatment Specialties, for a total contract term not to exceed three (3) years from the date of commencement.

**February 12, 2025**  
**Regular Meeting**

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

BE IT FURTHER RESOLVED that the Mayor, Municipal Administrator, and Town Clerk or Deputy Town Clerk are authorized to take such other steps as are necessary to effectuate the purposes of this Resolution, including the execution of the contract for these Services.

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.

**RESOLUTION #R25-063**  
**RE: AMENDING RESOLUTION #R25-045 AUTHORIZING CONTRACT FOR**  
**MANAGED OFF-SITE BACKUP PROGRAM SERVICES AND HARDWARE FOR THE**  
**TOWN OF WEST NEW YORK AND THE WEST NEW YORK PARKING UTILITY**  
**FOR 2025-2027**

WHEREAS, by prior Resolution #R25-045, the Town of West New York (the "Town") authorized a contract with Biff Duncan Associates Inc. for the provision of managed off-site backup program services and hardware for the Town of West New York for the 2025 contract period pursuant to N.J.S.A.40A:11-5(dd); and

WHEREAS, the Town seeks to amend Resolution #R25-045 to authorize a contract with Biff Duncan Associates Inc., for the provision of managed off-site backup services and hardware/equipment as required by the Town of West New York, for a twenty-four (24) month period between February 1, 2025 and January 31, 2027, to be paid quarterly in the amount of \$2,520.00, for a total annual amount of \$10,080.00, for a total contract amount not to exceed \$20,160.00; and

WHEREAS, the Town further seeks to amend Resolution #R25-045 to authorize a contract with Biff Duncan Associates Inc. to provide managed off-site backup services and hardware to the Town of West New York Parking Utility, for a twenty-four (24) month period, between February 1, 2025 and December 31, 2027, to be paid quarterly in the amount of \$2,499.00, for a total annual amount of \$9,996.00, and for a total amount not to exceed \$19,992.00; and

WHEREAS, the total amount for the Town's contract with Biff Duncan Associates for the provision of the required Datto SIRIS hardware and managed back-up services for the Town of West New York and the West New York Parking Utility shall not exceed \$40,152.00 for the twenty-four (24) month period between February 1, 2025 and December 31, 2027.

NOW THEREFORE, BE IT RESOLVED by the Mayor and the Board of Commissioners for the Town of West New York do hereby amend Resolution #R24-045 to authorize a contract with Biff Duncan Associates, Inc. to provide managed off-site backup services and hardware for the Town of West New York, to be paid quarterly in the amount of \$2,520.00, for a total annual amount not to exceed \$10,080.00, for a total twenty-four (24) month term, effective between February 1, 2025 until January 31, 2027, for a total amount not to exceed \$20,160.00.

BE IT FURTHER RESOLVED that Resolution #R24-045 shall be further amended to authorize a contract with Biff Duncan Associates, Inc. to provide managed off-site backup services and hardware/equipment for the West New York Parking Authority, to be paid quarterly in the amount of \$2,499.99, for a total annual amount of \$9,996.00, for a total amount not to exceed \$19,992.00 for a twenty-four (24) month period, effective between February 1, 2025 until January 31, 2027.

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.

**February 12, 2025**  
**Regular Meeting**

**Consent Agenda (Cont.):**

**RESOLUTION #R25-064**  
**RE: AMENDING RESOLUTION #R25-051 AUTHORIZING CONTRACT FOR**  
**COMPOSTABLE WASTE COLLECTION SERVICES, EQUIPMENT AND**  
**MATERIALS FOR THE TOWN OF WEST NEW YORK FOR 2025**

WHEREAS, by prior Resolution #R25-051, the Town of West New York (the “Town”) authorized a contract with Neighborhood Compost, located at 120 Old Farm Drive, Great Meadows, NJ 07838, 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 Town seeks to amend Resolution #R25-051 to provide that the Compostable Services Agreement – AMENDED authorizes the Town to provide monthly payments in the amount of \$1,170.00 to Neighborhood Compost for the provision of composting collection services, equipment and materials for a one (1) year period between January 1, 2025 and December 31, 2025, for an amended total annual contract amount not to exceed \$14,040.00.

NOW THEREFORE, BE IT RESOLVED that the Mayor and the Board of Commissioners of the Town of West New York do hereby authorize the amendment of Resolution #R25-051 to provide that the Town shall provide monthly payments in the amount of \$1,170.00 to Neighborhood Compost, pursuant to the Amended 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, for an amended total annual contract amount not to exceed \$14,040.00.

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 purposes as set forth in this Resolution.

**Public Portion:**

It was regularly moved by **Mayor Sires** and seconded by **Commissioner Diaz**,  
**To open Public Portion of meeting 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

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

“Anyone from the public wishing to make a comment, please indicate you wish to do so.”

**1. Vipul Parekh, 6507 Hudson Ave., West New York, NJ:**

Mr. Parekh conveyed his appreciation for the Department of Public Works. He further suggested that in-person meetings should be held in the court chambers. Mayor Sires acknowledged this concern, indicating that the court chambers are expected to open in April, provided there are no delays in receiving the necessary equipment for renovations. Mr. Parekh also raised a query regarding shared services agreements. Commissioner Arroyo expressed gratitude for his remarks concerning the Department of Public Works.

**February 12, 2025**  
***Regular Meeting***

**Public Portion (Cont.):**

It was regularly moved by **Commissioner Parkinson** and seconded by **Commissioner Diaz**, to **close the Public Portion of the meeting and Adjourn at 6:41 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