

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

*Minutes of Regular Meeting*  
*(Regular Session)*  
*July 9, 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**

**July 9, 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, July 9, 2025 at 12:30 P.M. (No Work Session)**:

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

Meeting commenced at 12:31 P.M.

Town Clerk Adelinnny Plaza made the following announcement:

As Presiding Officer of this **Regular Meeting** of the Board of Commissioners of the Town of West New York, held on **July 9, 2025 at 12:30 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 **July 2, 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 **Mayor Sires**, seconded by **Commissioner Parkinson** that the Payment of Claims of: **July 9, 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 Diaz abstained on Purchase Order #48618. Commissioner Parkinson abstained on Purchase Orders #48748, #48694 and #48670.

**July 9, 2025**  
**Regular Meeting**

**Consent Agenda:**

It was regularly moved by **Mayor Sires**, seconded by **Commissioner Arroyo** that the following Consent Agenda Items **Nos. R25-176 through R25-179** be adopted. The motion was carried by the following vote:

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

**RESOLUTION #R25-176**  
**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
CORELOGIC COMMERCIAL REAL ESTATE SERVICES, INC 40 PACIFICA, SUITE 900 IRVINE, CA 92618	20/36/C2001	\$856.65	2025

**RESOLUTION #R25-177**  
**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:

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

LIEN HOLDER				TAX	REDEMPTION	PREMIUM
BOC 7-9-2025	BLK	LOT	QUAL	CERTIFICATE		
439 PRIMAVERA LLC	80	20		24-00202	\$1,819.21	\$1,000.00
CHRISTIANA T C/F CE1/FIRSTRUST	38	9	C0226	23-00157	\$1,850.04	\$1,500.00
GLIA GROUP LLC	97	6		21-00234	\$20,801.40	\$4,000.00
PRO CAP 8 FBOFIRSTRUST BANK	5	11	C0008	24-00009	\$845.91	\$100.00
PRO CAP 8 FBOFIRSTRUST BANK	12	18		24-00040	\$9,233.45	\$2,200.00
PRO CAP 8 FBOFIRSTRUST BANK	40	26	C0001	24-00111	\$616.44	\$100.00
PRO CAP 8 FBOFIRSTRUST BANK	45	21		24-00133	\$2,011.58	\$200.00
PRO CAP 8 FBOFIRSTRUST BANK	47	13		24-00137	\$3,175.54	\$200.00
PRO CAP 8 FBOFIRSTRUST BANK	149	26		24-00374	\$1,401.96	\$200.00
PRO CAP 8 FBOFIRSTRUST BANK	130	2	C0311	24-00327	\$726.79	\$100.00
PRO CAP 8 FBOFIRSTRUST BANK	161	22		24-00401	\$2,158.89	\$200.00
PRO CAP 8 FBOFIRSTRUST BANK	66	18		24-00171	\$627.38	\$100.00
PRO CAP 8 FBOFIRSTRUST BANK	142	32		24-00362	\$960.63	\$100.00
PRO CAP 8 FBOFIRSTRUST BANK	13	1		24-00041	\$4,396.48	\$100.00
PRO CAP 8 FBOFIRSTRUST BANK	84	15		24-00223	\$1,502.19	\$200.00
PRO CAP 8 FBOFIRSTRUST BANK	95	12		24-00246	\$2,427.12	\$200.00
RAM TAX LIEN FUND II LP	168.01	1	C0454	24-00426	\$924.75	\$0.00
RAM TAX LIEN FUND II LP	134	3		24-00340	\$16,344.82	\$6,500.00
RAM TAX LIEN FUND II LP	168.01	1	C0254	24-00409	\$788.89	\$0.00
TLOA OF NJ LLC	5	5		21-00007	\$3,735.94	\$32,800.00
WSFS AS CUST LVTLOPS/FIRSTRUST	100	7		23-00364	\$19,429.50	\$100.00

SUBTOTAL:					<b>\$95,778.91</b>	<b>\$49,900.00</b>
TOTAL :						<b>\$145,678.91</b>

**RESOLUTION #R25-178**  
**RE: AUTHORIZING THE TOWN OF WEST NEW YORK**  
**TO ENTER INTO A COOPERATIVE PRICING AGREEMENT**

WHEREAS, N.J.S.A. 40A:11-11 (5) authorizes contracting units to establish a Cooperative Pricing System and to enter into Cooperative Pricing Agreements for its administration; and

WHEREAS, the Monmouth-Ocean Educational Services Commission (MOESC), hereinafter referred to as the "Lead Agency " has offered voluntary participation in a Cooperative Pricing System for the purchase of goods and services;

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

WHEREAS, on July 9<sup>th</sup> 2025 the governing body of the Town of West New York, County of Hudson, State of New Jersey, pursuant to N.J.A.C 5:34-7.6 (a), duly considered participation in a Cooperative Pricing System for the provision and performance of goods and services;

NOW, THEREFORE BE IT RESOLVED as follows:

**TITLE**

This RESOLUTION shall be known and may be cited as the Cooperative Pricing Resolution of the Monmouth-Ocean Educational Services Commission (MOESC),

**AUTHORITY**

Pursuant to the provisions of N.J.S.A. 40A:11(5) and N.J.A.C. 5:34-7.6 (a) the Town business administrator is hereby authorized to enter into a Cooperative Pricing Agreement with Monmouth-Ocean Educational Services Commission (MOESC), the Lead Agency.

**CONTRACTING UNIT**

The Lead Agency shall comply with the Public School Contracts Law (N.J.S.A. 18A:18A-1 et seq.) and all other provisions of the revised statutes of the State of New Jersey.

**EFFECTIVE DATE**

This resolution shall take effect immediately upon passage.

**RESOLUTION #R25-179**  
**RE: AUTHORIZING A PROFESSIONAL SERVICES AGREEMENT**  
**WITH FAR PLANNING LLC**

WHEREAS, there exists a need for professional services for various redevelopment and rehabilitation projects throughout the Town of West New York (collectively, the "Redevelopment Projects"), consisting of redevelopment planning services; and

WHEREAS, FAR Planning LLC, provides such professional services; and

WHEREAS, such professional services are "professional services" as defined in the Local Public Contracts Law, *N.J.S.A. 40A:11-1 et seq.* (the "Local Public Contracts Law"),

WHEREAS, the Local Public Contracts Law requires that notice with respect to contracts for "professional services" awarded without competitive bids must be publicly noticed following the award thereof; and

WHEREAS, the Local Public Contracts Law further requires that the resolution approving a contract for "professional services" and the contract itself must be on file with the Borough and available for public inspection;

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 hereby incorporated by reference as if fully set forth herein.

Section 2. FAR Planning LLC, Northvale, New Jersey ("FAR") is hereby retained to provide the professional services necessary in connection with the Redevelopment Projects in an amount of not to exceed \$50,000. The Mayor is hereby authorized and directed to execute a professional services agreement with FAR, and the Town Clerk is hereby authorized and directed to attest to the signature of the Mayor to such fee agreement.

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

Section 3. The professional services agreement is awarded without competitive bidding as a "professional service" in accordance with the Local Public Contracts Law, *N.J.S.A.* 40A:11-5(1)(a)(i). The professional services agreement is awarded as a non-fair and open contract pursuant to *N.J.S.A.* 19:44A-20.5 *et seq.*

Section 4. A copy of this resolution as well as the professional services agreement shall be placed on file with the Town Clerk. A notice stating the nature, duration, service and amount of the professional services agreement in accordance with the Local Public Contracts Law shall be published once in the official newspaper of the Town.

Section 5. This resolution shall take effect in accordance with applicable law.

BE IT FURTHER RESOLVED, that the governing body 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 Municipal Finance Officer.

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**Public Portion:**

Town Clerk Adelanny Plaza made the following announcement at 12:33 p.m.:

Residents are welcome to address the Mayor and Board of Commissioners on any governmental concern to them, whether or not is scheduled on the agenda. 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 **Commissioner Parkinson** and seconded by **Commissioner Arroyo**, **to close the Public Portion of the meeting and Adjourn at 12:34 p.m.** The motion was carried by the following vote:

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

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Commissioner Marcos A. Arroyo

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Commissioner Victor M. Barrera

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Commissioner Marielka A. Diaz

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Commissioner Adam W. Parkinson

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Mayor Albio Sires  
Board of Commissioners

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