Town of West New York
Hudson County, New Jersey

Minutes of Regular Meeting
(Regular Session)
October 21, 2026

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

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

October 21, 2026
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, October 21, 2026 at 6:30 P.M. (No Work Session):**

Present: Commissioners Arroyo, Barrera, Diaz, and Parkinson, and Mayor Sires
Absent: None
Also Present: Town Clerk Adelinny Plaza, RMC; Town Administrator Luis Baez; Deputy Administrator Jonathan Castaneda, Maurice Gutierrez (Special Project IT), Angelo Auteri, Esq., of Scarinci Hollenbeck

Meeting commenced at 6:30 P.M.

Town Clerk Adelinny 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 **October 21, 2026, at 6:30 P.M. (No Work Session),** I do hereby publicly announce, and direct that this announcement be entered into the minutes of this meeting, 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 a Resolution dated and adopted on **December 17, 2025**. Said Resolution was transmitted by the Town Clerk to The Star Ledger and The Bergen Record, publicly posted on the Municipal Bulletin Board at Town Hall, and filed with the Town Clerk.

Additionally, a "Sunshine Notice" for this meeting was posted on the Town's official website and on the Municipal Bulletin Board at Town Hall on **October 14, 2026**, in accordance with **P.L. 2025, c. 72**.

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

Note: **Minutes were taken and transcribed by Town Clerk Adelinny Plaza and Kimberly Baez**.

Minutes of Previous Meetings:

It was regularly moved by **Commissioner Parkinson**, seconded by **Commissioner Diaz** that the Minutes of Regular Meeting: **October 7, 2026 (*Regular Session*) 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 **Mayor Sires**, seconded by **Commissioner Arroyo** that the Payment of Claims of: **October 21, 2026** 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 from voting on purchase order numbers #55088 and #55099. Commissioner Diaz abstained from voting on purchase order number #54949. Commissioner Parkinson abstained from voting on purchase order number #55102.**

October 21, 2026
Regular Meeting

Consent Agenda:

It was regularly moved by **Commissioner Barrera**, seconded by **Commissioner Diaz** that the following Consent Agenda Items **Nos. R26-295 through R26-309, excluding R26-308, which required a separate vote,** be adopted. The motion was carried by the following vote:

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

RESOLUTION #R26-295
RE: AUTHORIZING THE TOWN CLERK TO COMPLETE THE CERTIFICATION FOR THE TWA APPLICATION FOR THE TOWN OF WEST NEW YORK MIDDLE SCHOOL
(Address: 6400-6414 Broadway, West New York, NJ 07093)

WHEREAS, pursuant to N.J.A.C. 7:14A-22.6(a)5 and 22.8(a)3, consent from the Town of West New York (i.e. governing body) for the West New York Middle School project at 6400-6414 Broadway, West New York, NJ 07093 must accompany a TWA application; and

WHEREAS, the Statement of Consent Form WQM-003, must be signed by an authorized representative of the Town in order for the TWA application to be submitted to the DEP; and

WHEREAS, the Board of Commissioners of the Town of West New York (the "Town") seek to authorize the Town Clerk to complete the attached "Certification A" on behalf of the Town of West New York as required by the NJ Department of Environmental Protection ("NJDEP) for approval of the TWA Application for the West New York Middle School.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Town of West New York do hereby authorize the Town Clerk to complete the attached "Certification A" on behalf of the Town of West New York, as required by the NJDEP, for approval of the TWA application in support of the proposed development of the West New York Middle School.

BE IT FURTHER RESOLVED, the Mayor, the Municipal Administrator, and the Town Clerk shall be authorized to take any additional steps necessary to effectuate the purposes as set forth in this Resolution with regard to the TWA Application.

Note: **Commissioner Parkinson abstained from voting on this resolution.**

RESOLUTION #R26-296
RE: RESOLUTION SUPPORTING AND AUTHORIZING SUBMISSION OF AN APPLICATION TO THE NEW JERSEY DEPARTMENT OF TRANSPORTATION'S SAFE ROUTES TO SCHOOL PROGRAM FOR THE "WEST NEW YORK SCHOOL TRANSPORTATION SAFETY PROJECT"

WHEREAS, the Town of West New York ("Town") and the West New York Board of Education have collaborated to develop a project that will improve routes on public roads that provide access to school facilities; and

WHEREAS, the Town is applying to the New Jersey Department of Transportation's Safe Routes to School Program for funding to address unsafe intersections and sidewalks in the areas surrounding: Public School #2, Public School #5 and the West New York Middle School within the Town; and

WHEREAS, the project will help to continue and improve the promotion and encouragement of pedestrian and bicycle access and safety for school children and residents in the areas surrounding the aforementioned schools; and

WHEREAS, maintenance of the facility, once constructed, will be assumed by the Town with the exception of (1) local ordinances that places maintenance responsibility with each individual property owner, and (2) those crosswalks on State or County Highways; and

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

WHEREAS, the Town will assign its Municipal Administrator to serve as the responsible charge for the project.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Board of Commissioners of the Town of West New York that it hereby supports and authorizes the submission of electronic grant application to the Safe Routes to School Program within the State of New Jersey Department of Transportation and authorizes the Municipal Administrator, Mayor, and Municipal Clerk to execute any and all documents necessary and related to the submission of said grant application or grant agreement.

Note: **Commissioner Parkinson abstained from voting on this resolution.**

RESOLUTION #R26-297
RE: CONCERNING PAYMENT OF CLAIMS FOR WORKERS COMPENSATION AND GENERAL LIABILITY FOR THE MONTH OF OCTOBER 2026

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: **$92,761.72**
General Liability: **$132,916.20**

RESOLUTION #R26-298
RE: AMENDING #R26-254 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:

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

NAME	BLOCK/LOT	AMOUNT	YEAR
NIKITA DESAI	**168.01/ 1/C0458-X-**	**$8,537.01**	**2024**

708 LONG BRIDGE ST,
APT 1010
SAN FRANCISCO, CA 94158

RESOLUTION #R26-299
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	REDEMPTION	PREMIUM
BOC 10/21/2026				CERTIFICATE		
DAXUAN WANG	168.01	1	C0418	25-00092	$9,155.56	$10,900.00
DAXUAN WANG	38	9	C0086	25-00036	$9,282.93	$11,700.00
EAST REGION TAX AUCTION, LLC	81	9	C0307	26-00119	$2,869.61	$1,800.00
EAST REGION TAX AUCTION, LLC	153	43		26-00205	$2,566.19	$5,100.00
EAST REGION TAX AUCTION, LLC	72	5		26-00100	$1,736.88	$3,400.00
EAST REGION TAX AUCTION, LLC	55	29		26-00081	$966.85	$1,900.00
EAST REGION TAX AUCTION, LLC	60	8		26-00086	$2,003.18	$3,900.00
EAST REGION TAX AUCTION, LLC	9	4	C0051	26-00016	$1,453.65	$2,900.00
EAST REGION TAX AUCTION, LLC	159	14		26-00214	$1,455.46	$2,900.00
EAST REGION TAX AUCTION, LLC	16	33		26-00025	$2,390.17	$4,700.00
EAST REGION TAX AUCTION, LLC	145	27.02		26-00196	$4,214.20	$8,300.00
EAST REGION TAX AUCTION, LLC	119	6		26-00164	$1,934.47	$3,800.00
FUNDPALITY 2025, LLC	85	3		25-00057	$8,880.47	$17,300.00
GAINES STREET RE LLC	19	39		26-00034	$1,939.40	$6,700.00
LB-HONEY BADGER SB MUNI CUST	168.01	1	C0458	24-00427	$19,692.35	$2,200.00

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

PRO CAP 8 FBO FIRSTRUST BANK	**96**	**11**	**C0015**	**26-00135**	**$3,070.80**	**$3,900.00**
PRO CAP 8 FBO FIRSTRUST BANK	**142**	**14.02**		**26-00193**	**$3,648.17**	**$2,200.00**
PRO CAP 8 FBO FIRSTRUST BANK	**40**	**1**		**26-00056**	**$7,268.99**	**$2,400.00**
PRO CAP 8 FBO FIRSTRUST BANK	**74**	**1**	**C0006**	**26-00103**	**$2,420.18**	**$2,500.00**
PRO CAP 8 FBO FIRSTRUST BANK	**98**	**25**		**26-00142**	**$2,868.25**	**$1,800.00**
PRO CAP 8 FBO FIRSTRUST BANK	**149**	**37**		**26-00202**	**$5,438.71**	**$5,900.00**
PRO CAP 8 FBO FIRSTRUST BANK	**8**	**23**		**26-00014**	**$4,418.85**	**$2,700.00**
PRO CAP 8 FBO FIRSTRUST BANK	**138**	**13.04**		**26-00187**	**$5,406.36**	**$5,900.00**
RTLF-NJ IIB, LLC	**85**	**3**		**26-00123**	**$5,096.11**	**$1,300.00**
RTLF-NJ IIB, LLC	**133**	**13**	**C0305**	**26-00182**	**$3,135.83**	**$1,400.00**
WSFS CUST TOWER DBX III	**133**	**13**	**C0305**	**23-00447**	**$27,129.06**	**$100.00**
SUBTOTAL :					**$140,442.68**	**$117,600.00**
TOTAL:					**$258,042.68**	

RESOLUTION #R26-300
RE: AMENDING CONTRACT WITH SCARINCI HOLLENBECK, LLC FOR CORPORATION COUNSEL SERVICES FOR 2026

WHEREAS, by prior Resolution #R26-281, the Town of West New York ("Town") authorized a contract with Scarinci Hollenbeck, LLC for the corporation counsel services for the period between January 1, 2026 and December 31, 2026, for a total contract amount not to exceed $575,000.00; and

WHEREAS, due to unforeseen circumstances and additional costs, the Town seeks to amend the contract with the Scarinci Hollenbeck, LLC, to authorize an increase in the amount of $200,000.00 for the provision of corporation counsel services, for the period between January 1, 2026 and December 31, 2026, for an amended total contract amount not to exceed $775,000.00.

WHEREAS, all other provisions as set forth in Resolution #R26-281, except as specifically amended as set forth herein, shall remain in full force and effect.

NOW THEREFORE, BE IT RESOLVED, the Mayor and the Board of Commissioners of the Town of West New York do hereby authorize the amendment of the contract with the Scarinci Hollenbeck, LLC, to authorize an increase in the amount of $200,000.00 for the provision of corporation counsel services, for the period between January 1, 2026 and December 31, 2026, for an amended total contract amount not to exceed $775,000.00.

BE IT FURTHER RESOLVED that the Mayor, the Town Clerk and/or the Town Administrator are authorized to take any further steps or execute any additional documents necessary to effectuate the purposes as set forth herein.

BE IT FURTHER RESOLVED, all other provisions set forth in Resolution #R26-281, not specifically amended as set forth in this Resolution, shall remain in full force and effect.

BE IT FURTHER RESOLVED, the Chief Financial Officer certifies that the funds necessary for this payment are available from account 01-201-21-714-020-99.

Consent Agenda (Cont.):

RESOLUTION #R26-301
RE: AMENDING RESOLUTION #R25-050 – 2024 HUDSON COUNTY TAX APPEALS; AUTHORIZING RECOVERY OF OVERPAYMENT DIFFERENCES

WHEREAS, certain property owners appealed their 2024 tax assessments to the Hudson County Board of Taxation, which issued judgments reducing assessments on the properties identified below; and

WHEREAS, Resolution #R25-050 addressed tax refunds associated with those judgments, and the Town subsequently reviewed refunds paid and the corrected refund amounts; and

WHEREAS, the difference due to the Town is the 2024 refund paid less the corrected refund for each account, including any negative corrected refund amounts, and accounts with a difference of less than $10 are excluded from this schedule;

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 Resolution #R25-050 is amended to authorize the Tax Collector and appropriate Town officials to review, demand, recover, offset, or otherwise lawfully reconcile the amounts due to the Town identified below, subject to verification of prior payments, credits, applicable judgments, and statutory requirements; and

BE IT FURTHER RESOLVED that the schedule below identifies the accounts with a calculated amount due to the Town of $10 or more, and no amount shall be collected without confirmation of the relevant taxpayer account ledger, the validity of the underlying corrected refund, and any applicable notice or appeal rights.

Block	Lot	Qualifier	Attorney / Petitioner or Owner	Original Assessment	Judgement	2024 Refund Paid	Corrected Refund	Amount Due to Town
168.01	7.05	C0226	JACOBUS & ASSOCIATES, LLC	231,400	195,000	$2,781.63	$2,403.24	$378.39
168.01	7.05	C0227	WU,YANTING&JUNJIE LIANG	209,600	171,600	$2,682.52	$2,507.38	$175.14
168.01	7.05	C0314	JACOBUS & ASSOCIATES, LLC	257,400	216,900	$2,675.92	$2,649.18	$26.74
168.01	7.05	C0318	TIMOTHY MIDDLETON ESQ.	209,600	171,600	$2,675.92	$2,507.38	$168.54
168.01	7.06	C0235	SPIOTTI & ASSOCIATES	239,500	196,900	$2,814.67	$392.76	$3,207.43
168.01	7.06	C0330	WENSTROM,ERIC&IRENA WENSTROM	117,600	129,000	$3,581.10	$3,209.10	$372.00
168.01	7.06	C0424	ODRY, BENJAMIN& E PLANCHE	283,400	205,400	$5,153.62	$3,291.14	$1,862.48
168.01	7.06	C0434	TIMOTHY MIDDLETON ESQ.	193,400	129,000	$4,625.04	$4,252.20	$372.84
168.01	7.06	C0533	KATES NUSSMAN ELLIS FARHI	356,800	206,000	$9,963.66	$6,858.04	$3,105.62
168.01	7.06	C0537	TIMOTHY MIDDLETON ESQ.	339,700	177,500	$10,716.88	$6,587.27	$4,129.61
168.01	7.08	C0620	TIMOTHY MIDDLETON ESQ.	291,000	264,800	$2,163.86	$257.06	$1,906.80
168.01	7.08	C0815	TIMOTHY MIDDLETON ESQ.	360,000	273,400	$7,152.29	$1,197.56	$5,954.73
168.01	7.08	C0907	TIMOTHY MIDDLETON ESQ.	635,100	324,100	$25,685.52	$4,729.07	$20,956.45
168.01	8.01	C0115	PONS, WILFRED	188,700	112,500	$5,034.69	$2,571.44	$2,463.26
168.01	8.01	C0119	TIMOTHY MIDDLETON ESQ.	270,000	144,000	$8,311.86	$6,434.12	$1,877.74
168.01	8.01	C0144	JACOBUS & ASSOCIATES, LLC	127,300	104,600	$1,499.83	$174.20	$1,325.63
168.01	8.01	C0227	CZYSZ,KELLY	164,100	105,200	$3,891.64	$2,097.12	$1,794.53
168.01	8.01	C0236	JAIN, SANDEEP&ANJALI JAIN	231,700	152,700	$5,219.69	$4,640.42	$579.27
168.01	8.01	C0304	SPIOTTI & ASSOCIATES	199,900	107,500	$6,105.05	$4,776.12	$1,328.94
168.01	8.01	C0318	SAISANIT, SITTICHOKE& R SHIPIRO	204,000	105,700	$6,494.88	$5,159.64	$1,335.24
168.01	8.01	C0327	SPIOTTI & ASSOCIATES	165,100	110,200	$3,957.71	$2,503.00	$1,454.72
168.01	8.01	C0412	YEE,FRANCINE&CHRISTOPHER L CHIOU JT	181,300	155,400	$1,711.26	$1,714.56	$3,425.82
168.01	8.01	C0422	TIMOTHY MIDDLETON ESQ.	253,900	148,600	$6,957.38	$5,576.38	$1,381.01
168.01	8.01	C0425	SPIOTTI & ASSOCIATES	127,900	113,600	$944.83	$652.87	$1,597.70
168.01	8.01	C0427	KATES NUSSMAN ELLIS FARHI	164,100	105,200	$3,891.64	$1,097.12	$2,794.53
168.01	8.03	C0105	JACOBUS & ASSOCIATES, LLC	231,400	139,300	$6,085.23	$3,897.48	$2,187.75
168.01	8.03	C0108	DAGINAWALA, LUBAINA & M DAGINAWALA	178,800	112,600	$4,373.97	$3,688.98	$684.99
168.01	8.03	C0242	KOCHHAR, SURBHI	165,000	105,700	$3,918.07	$2,163.00	$1,755.07
168.01	8.03	C0300	WOLF VESPACIANO, LLC	592,100	236,700	$23,812.35	$16,641.46	$7,170.90
168.01	8.03	C0315	TIMOTHY MIDDLETON ESQ.	277,300	138,500	$9,170.79	$8,395.28	$775.52

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

168.01	8.03	C0326	KAO, LILY	204,900	105,900	$6,541.13	$4,105.52	$2,435.62
168.01	8.03	C0338	TIMOTHY MIDDLETON ESQ.	170,900	105,900	$4,294.68	$2,861.94	$1,432.75
168.01	8.03	C0404	KATES NUSSMAN ELLIS FARHI	276,800	148,900	$8,450.61	$3,519.28	$4,931.33
168.01	8.03	C0407	COHEN-CHENG, JIMMY K&STELLA KCHUNG	373,900	155,100	$14,456.55	$12,103.94	$2,352.62
168.01	8.03	C0442	TIMOTHY MIDDLETON ESQ.	179,300	147,300	$2,114.30	$1,172.36	$941.95
			TOTAL			**$219,910.77**	**$136,787.61**	**$88,643.66**

RESOLUTION #R26-302
RE: AUTHORIZING THE TOWN OF WEST NEW YORK TO SEEK FAIR AND OPEN PROCESS IN COMPLIANCE WITH THE PAY TO PLAY STATUTES FOR THE RETENTION OF RFP'S FOR VARIOUS SERVICES FOR THE YEAR 2027

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

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

Architectural Services for Special Projects (3rd Occasion)	**November 10, 2026 at 9:30 AM**
Property Registration Services (3rd Occasion)	**November 10, 2026 at 9:45 AM**
Special Project Planner (3rd Occasion)	**November 10, 2026 at 10:00 AM**

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

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

1. The aforesaid recitals are incorporated herein as though fully set forth at length;

2. The Town Clerk is authorized and directed to publish and advertise a Request for Proposals for the various legal/professional services as may be needed by the Town, for each separate board or entity requiring separate legal/professional services, including but not limited to the services referenced above.

3. Such Request for Proposals (s) shall be published and advertised in accordance with a Fair and Open Process at least ten (10) days in advance, of the opening of the responses to the Requests for Proposals received such opening to take place on or before the next regularly scheduled meeting of the Mayor and Council, on or before which time all Statements of Proposals must be submitted by interested parties, for consideration by the Review Committee herein established; and

4. The Procurement Committee, and Town Attorney all in an advisory capacity, will review all Statements of Proposals and to make recommendations to the Mayor and Board of Commissioners of the Town of West New York prior to its next regularly scheduled meeting.

Consent Agenda (Cont.):

RESOLUTION #R26-303
RE: AWARDING CONTRACT FOR ALTERNATE PROSECUTOR SERVICES TO ROSALIND PUNALES FOR 2027

WHEREAS, the Town of West New York ("Town") solicited proposals through a fair and open process, via a Request for Proposals ("RFP") to procure a contract for alternate prosecutor services for the 2027 contract term; and

WHEREAS, the Town of West New York received a proposal submitted by Rosalind Punales for the provision of the required alternate municipal prosecutor services for the period between January 1, 2027 and December 31, 2027; and

WHEREAS, the Town has evaluated the proposal submitted by Rosalind Punales and determined it to be legally sufficient and that the services will provided to the Town in a professional and cost-effective manner as required by the Town for the 2027 term; and

WHEREAS, the Town of West New York seeks to award the contract for alternate municipal prosecutor services to Rosalind Punales for the period commencing on January 1, 2027 and ending on December 31, 2027, for a total annual contract amount not to exceed $50,000.00.

NOW THEREFORE, BE IT RESOLVED, that the Mayor and Board of Commissioners of the Town of West New York hereby authorize the award of the contract for alternate municipal prosecutor services to Rosalind Punales for the period commencing on January 1, 2027 and ending on December 31, 2027, for a total annual contract amount not to exceed $50,000.00, in accordance with the rates and amounts set forth in the proposal.

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 Clerk.

BE IT FURTHER RESOLVED, the Chief Financial Officer certifies that the necessary funds are available for this payment from account 01-201-24-707-020-99.

RESOLUTION #R26-304
RE: AUTHORIZING CONTRACT WITH HEYER, GRUEL & ASSOCIATES FOR SPECIAL PROJECT PLANNER SERVICES FOR 2027

WHEREAS, the Town of West New York (the "Town") requires special project planner services for 2027; and

WHEREAS, the Town publicly advertised via a Request for Proposals ("RFP"), through a fair and open process, for the provision of special project planner services for 2027; and

WHEREAS, the Town received proposals to provide special project planner services as required by the Town for 2027; and

WHEREAS, the Town evaluated the proposal submitted by Heyer, Gruel & Associates, located at 236 Broad Street, Red Bank, New Jersey, 07701 for special project planner services for 2027 and determined that the required services will be provided in a professional and cost-effective manner as required by the Town; and

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

WHEREAS, the Certified Municipal Finance Officer recommends the award of the contract for special projects planner services to Heyer, Gruel & Associates, for a total contract amount not to exceed $100,000.00 for the period between January 1, 2027 and December 31, 2027.

NOW THEREFORE, BE IT RESOLVED, the Mayor and the Board of Commissioners of the Town of West New York do hereby authorize a contract with Heyer, Gruel & Associates, located at 236 Broad Street, Red Bank, New Jersey, 07701, for the provision of special project planner services for the period between January 1, 2027 and December 31, 2027, for a total contract amount not to exceed $100,000.00.

BE IT FURTHER RESOLVED, the Municipal 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.

RESOLUTION #R26-305
RE: AUTHORIZING CONTRACT FOR LIBRARY BOARD COUNSEL SERVICES TO THE LAW OFFICES OF MATEO PEREZ FOR 2027

WHEREAS, the Town West New York ("Town") requires library board counsel services for the 2027 contract period; and

WHEREAS, the Town advertised via a Request for Proposals ("RFP") using a fair and open process to procure a contract for library board counsel services for the period between January 1, 2027 and December 31, 2027; and

WHEREAS, the Town received a proposal submitted by the Law Offices of Mateo Perez, located at 4921 Bergenline Avenue, West New York, NJ 07093, for the provision of the required library board counsel services for the period between January 1, 2027, and December 31, 2027; and

WHEREAS, the Town evaluated the proposal and determined that the proposal provided by the Law Offices of Mateo Perez is legally sufficient and the required library board counsel services will be provided to the Town in a professional and cost-effective manner; and

WHEREAS, the Town seeks to award a contract for the provision of library board counsel services to The Law Offices of Mateo Perez, for the period between January 1, 2027 and December 31, 2027, pursuant to the rates set forth in the proposal, for a total contract amount not to exceed $25,000.00.

NOW THEREFORE, BE IT RESOLVED, the Mayor and the Board of Commissioners of the Town of West New York do hereby authorize a contract with The Law Offices of Mateo Perez, located at 4921 Bergenline Avenue, West New York, NJ 07093, for the provision of library board counsel services for the period between January 1, 2027, and December 31, 2027, pursuant to the rates and amounts set forth in the proposal, for a total contract amount not to exceed $25,000.00.

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

BE IT FURTHER RESOLVED, the Mayor and/or Municipal Administrator is hereby authorized to execute and deliver this contract on behalf of the Town, and the Municipal Clerk or Deputy Municipal 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, the Chief Financial Officer certifies that the necessary funds are available for this Contract from account 01-201-33-840-020-99.

RESOLUTION #R26-306
RE: TO AUTHORIZE CONTRACT FOR ACCELERATED ONLINE TAX SALE SERVICES FOR 2027

WHEREAS, the Town of West New York (the "Town") requires Accelerated Online Tax Sale Services for the 2027 contract term; and

WHEREAS, the Town publicly advertised via a Request for Proposals ("RFP") for the provision of the required accelerated online tax sale services for the Town of West New York for the period ending December 31, 2027; and

WHEREAS, the Town received a proposal from Realauction.com, LLC, located at 861 SW 78th Avenue, Suite 102, Plantation, FL 33323, to provide the required accelerated online tax sale services for the Town of West New York for the period beginning January 1, 2027, through December 31, 2027; and

WHEREAS, the Town evaluated the proposal and determined that the proposal submitted by Realauction.com is legally sufficient, and the required auditing and accounting services will be provided to the Town in a cost-effective manner and professional manner for the period ending December 31, 2027; and

WHEREAS, the Qualified Purchasing Agent recommends that the Town authorize a contract for Accelerated Online Tax Sale Services with Realauction.com for the 2027 contract term, for a total contract amount not to exceed $25,000.00.

NOW THEREFORE BE IT RESOLVED, the Mayor and the Board of Commissioners of the Town of West New York do hereby authorize a contract with Realauction.com, LLC, located at 861 SW 78th Avenue, Suite 102, Plantation, FL 33323, to provide Accelerated Online Tax Sale Services for the Town, for the period between January 1, 2027 and December 31, 2027, for a total contract amount not to exceed $25,000.00.

BE IT FURTHER RESOLVED, the Mayor and/or Business Administrator and Town Clerk are authorized to take such steps as are necessary to effectuate the purposes of this Resolution, including the extension of the contract for these services.

BE IT FURTHER RESOLVED, the Chief Financial Officer certifies that sufficient funds are available for this contract from account number 01-201-21-746-020-99.

Consent Agenda (Cont.):

RESOLUTION #R26-307
RE: TO PROVIDE AUTHORITY TO RESOLVE KARLA POLO V. TOWN OF WEST NEW YORK, ET AL.

WHEREAS, the Town of West New York ("Town") is a party involved in pending matter entitled, Karla Polo v. the Town of West New York, et al., under Docket No. HUD-L-4273-23; and,

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

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

NOW THEREFORE, BE IT RESOLVED, the Mayor and the Board of Commissioners of the Town of West New York, County of Hudson, State of New Jersey do authorize the settlement of the matter, entitled Karla Polo v. the Town of West New York, et al., under Docket No. HUD-L-4273-23, as recommended by Litigation Counsel for the Town of West New York.

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

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

RESOLUTION #R26-309
RE: APPROVING A REDEVELOPMENT AGREEMENT BY AND BETWEEN THE TOWN OF WEST NEW YORK AND MADISON ST PROPERTIES URBAN RENEWAL LLC FOR THE PROPERTIES IDENTIFIED AS BLOCK 152, LOTS 25, 26, 26.01, 29 AND 30 ON THE OFFICIAL TAX MAPS OF THE TOWN

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**"), authorizes municipalities to determine whether certain parcels of land located therein constitute areas in need of redevelopment; and

WHEREAS, on February 12, 2025, the Board of Commissioners of the Town (the "**Board of Commissioners**"), adopted Resolution #R25-061, directing the Town Planning Board (the "**Planning Board**") to conduct a preliminary investigation of the properties identified on the official 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 (the "**Original Study Area**"), and to recommend to the Board of Commissioners whether the Board of Commissioners should designate all or a portion of the Original Study Area as a non-condemnation "area in need of redevelopment"; and

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

WHEREAS, on June 25, 2025, the Board of Commissioners adopted Resolution #R25-166, further directing the Planning Board to conduct a preliminary investigation of the properties identified on the official tax maps of the Town as Block 151, Lot 6 and Block 152, Lot 25, along with all streets and rights of way appurtenant thereto (the "**Additional Study Area**"), and to recommend to the Board of Commissioners whether the Board of Commissioners should designate all or a portion of the Additional Study Area as a non-condemnation "area in need of redevelopment"; and

WHEREAS, on July 14, 2025, the Planning Board conducted an investigation of the Original Study Area and that certain portion of the Additional Study Area identified on the official tax maps of the Town as Block 152, Lot 25 (collectively, the "**Study Area**"), held a public hearing and determined that the Study Area met one or more criteria set forth in the Redevelopment Law to designate the Study Area as a non-condemnation area in need of redevelopment; and

WHEREAS, on July 30, 2025, the Board of Commissioners adopted Resolution #R25-183, designating the Study Area (the "**Redevelopment Area**") as a non-condemnation area in need of redevelopment according to the criteria set forth in the Redevelopment Law; and

WHEREAS, on behalf of the Town and pursuant to the Redevelopment Law, DMR Architects, Hasbrouck Heights, New Jersey, has prepared a redevelopment plan for the Redevelopment Area, entitled "Madison Street Redevelopment Plan, Block 152, Lots 25, 26, 26.01, 29 & 30, 6205-6219 Madison Street & 6301 Madison Street Rear" dated September 2025 (in the form on file in the office of the Town Clerk and available for inspection, the "**Original Redevelopment Plan**"); and

WHEREAS, pursuant to the Redevelopment Law, specifically *N.J.S.A.* 40A:12A-7(e), prior to the adoption of a redevelopment plan, the municipality's planning board shall provide to the governing body of the municipality a report containing the planning board's recommendations concerning the redevelopment plan pursuant to *N.J.S.A.* 40A:12A-7(e); and

WHEREAS, on October 8, 2025, the Board of Commissioners introduced Ordinance #15/25 authorizing and directing the Planning Board to review the proposed Original Redevelopment Plan and provide a report to the Board of Commissioners pursuant to *N.J.S.A.* 40A:12A-7(e); and

WHEREAS, after due consideration of the Redevelopment Plan, at a duly noticed and constituted public meeting held on October 20, 2025, the Planning Board (i) determined that the Original Redevelopment Plan is consistent with the Town's Master Plan, (ii) did not make any additional recommendations concerning the Original Redevelopment Plan, and (iii) recommended that the Board of Commissioners enact the Original Redevelopment Plan; and

WHEREAS, on October 29, 2025, the Board of Commissioners adopted Ordinance #15/25 approving the Original Redevelopment Plan; and

WHEREAS, on August 5, 2026, the Board of Commissioners adopted Ordinance #17/26 amending the Original Redevelopment Plan (as amended, the "**Redevelopment Plan**"), all in accordance with the Redevelopment Law; and

WHEREAS, Madison St Properties Urban Renewal LLC (the "**Redeveloper**") is the owner of those certain parcels located in the Redevelopment Area designated as Block 152, Lots 26, 26.01, 29 and 30 on the official tax maps of the Town (collectively, the "**Property**"), described in that certain metes and bounds description attached as Exhibit A to the hereinafter defined Redevelopment Agreement; and

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

WHEREAS, the Redeveloper has proposed to undertake the following actions, in accordance with the terms of the Redevelopment Agreement and the Redevelopment Plan: constructing on the Property a single occupied building with a maximum of 5 stories above grade level and 2 stories below grade level, consisting of: (i) a maximum of 80 market rate rental residential units, all located on floors 1 through 4; (ii) approximately 117 parking spaces within the building, all located on the cellar and ground floors; (iii) approximately 5,500 square feet of amenity space located on floor 5; and (iv) other appropriate amenities and related Project Improvements, all in accordance with the provisions of the Redevelopment Plan and the Concept Plan contained in the Redevelopment Agreement (collectively, and as more fully described and defined in the Redevelopment Agreement, the "**Project**"); and

WHEREAS, the Town desires to authorize the execution of a redevelopment agreement with the Redeveloper (in the form on file in the office of the Town Clerk and available for public inspection, the "**Redevelopment Agreement**"), for the Project and redevelopment of the Redevelopment Area in accordance with the Redevelopment Plan; and

WHEREAS, in order to effectuate the Redevelopment Plan, the Project and the redevelopment of the Property, the Town has determined to enter into the Redevelopment Agreement with the Redeveloper, which Redevelopment Agreement designates Redeveloper as the "redeveloper" of the Project in accordance with the Redevelopment Law, and which specifies the respective rights and responsibilities of the parties with respect to the Project.

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. The Redeveloper is hereby designated as the Redeveloper of the Property.

Section 3. The Mayor of the Town is hereby authorized and directed to execute the Redevelopment Agreement, in the form set forth on file in the office of the Town Clerk and available for public inspection, with such respective changes, omissions or amendments as the Mayor deems appropriate in consultation with the Town's general counsel, redevelopment counsel, redevelopment planner and other Town professionals. The Clerk of the Town is hereby authorized and directed to attest to the Mayor's signature and affix the seal of the Town to the Redevelopment Agreement. Upon execution and attestation of same, the Mayor is hereby authorized to deliver the Redevelopment Agreement to the other parties thereto.

Section 4. The Mayor of the Town is hereby authorized and directed to take any action and to execute any document, certificate, agreement or instrument necessary to effectuate the transaction contemplated by this resolution.

Section 5. This resolution shall take effect immediately.

October 21, 2026
Regular Meeting

RESOLUTION #R26-308
RE: REGARDING REVIEW OF THE 2026 BEST PRACTICES INVENTORY

WHEREAS, the Chief Municipal Financial Officer, Municipal Administrator, and Deputy Municipal Administrator of the Town of West New York ("Town") have completed the Town's annual Best Practices Inventory for 2026; and

WHEREAS, the Board of Commissioners has reviewed and discussed the completed Best Practices Inventory at its meeting of October 21, 2026; and,

WHEREAS, the Town Clerk will immediately certify that the governing body has discussed the Inventory as prepared by the Town's Chief Financial Officer, Municipal ADMINISTRATOR, AND DEPUTY MUNICIPAL ADMINISTRATOR.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Town of West New York, that the Town Clerk, Municipal Administrator, Deputy Municipal Administrator, and/or Chief Municipal Finance Officer is and are hereby authorized to certify to the Division of Local Government Services that the 2026 Best Practices Inventory was discussed at the public meeting of October 21, 2026.

It was regularly moved by **Mayor Sires**, seconded by **Commissioner Diaz** that the foregoing resolution**,** be adopted. The motion was carried by the following vote:

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

ORDINANCE #21/26

AN ORDINANCE OF THE TOWN OF WEST NEW YORK, IN THE COUNTY OF HUDSON, NEW JERSEY ADOPTING A REDEVELOPMENT PLAN FOR BLOCK 32, LOTS 27, 28 AND 29 ON THE OFFICIAL TAX MAPS OF THE TOWN, COMMONLY KNOWN AS 6207 HUDSON AVENUE, 6205 HUDSON AVENUE AND 6203 HUDSON AVENUE

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

It was regularly moved by **Mayor Sires**, seconded by **Commissioner Barrera**, to **open the public hearing** 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

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

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

October 21, 2026
Regular Meeting

ORDINANCE #22/26

ORDINANCE OF THE TOWN OF WEST NEW YORK, IN THE COUNTY OF HUDSON, NEW JERSEY APPROVING AN APPLICATION PURSUANT TO N.J.S.A. 40A:20-1 ET SEQ. AND AUTHORIZING THE EXECUTION OF A FINANCIAL AGREEMENT WITH MADISON ST PROPERTIES URBAN RENEWAL LLC

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

It was regularly moved by **Mayor Sires**, seconded by **Commissioner Parkinson**, to **open the public hearing** 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

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

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

ORDINANCE #23/26

AN ORDINANCE AMENDING CHAPTER 114 ENTITLED "ALCOHOLIC BEVERAGES" TO AMEND RESTRICTIONS ON LOCATION OF LICENSED PREMISES

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

It was regularly moved by **Mayor Sires**, seconded by **Commissioner Arroyo**, to **open the public hearing** 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

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

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

October 21, 2026
Regular Meeting

Public Portion:

Town Clerk Adelinny Plaza made the following announcement at 6:37p.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.

1. **Mark Elling – 6050 Boulevard East, West New York, New Jersey:**

   Mr. Elling wished the Mayor and Board of Commissioners a "Happy Halloween." He reported that he had been in communication with the County regarding the trees along the curb and was advised that the matter fell under the Town's jurisdiction. In response to Mayor Sires' request for clarification, he explained that the trees located in the islands required pruning and rehabilitation. Mayor Sires stated that he would look into the matter and noted that the work might be addressed in the spring. Mr. Elling further advised that the County indicated certain areas had been left vacant as part of the Boulevard East design. Mayor Sires stated that he had not reviewed the design and clarified that the Town would no longer be pursuing the implementation of angled parking along Boulevard East and would report back to the residents.

2. **Melissa Lefkowitz – 6040 Boulevard East, West New York, New Jersey:**

   Ms. Lefkowitz thanked the Governing Body for implementing bicycle lanes and expressed concerns regarding vehicles idling in the bicycle lanes. She inquired about the Town's enforcement of applicable traffic laws. Mayor Sires advised that the Town is issuing tickets and towing vehicles in violation. He also expressed concerns regarding cyclists failing to comply with traffic laws and assured her that the Town is enforcing the applicable regulations. Ms. Lefkowitz offered to have her coalition provide educational resources to residents.

3. **Isabella Capisch – 108 62nd Street, West New York, New Jersey:**

   Ms. Capisch inquired where residents could access a breakdown of the Town's budget. Mayor Sires advised that she could submit an OPRA request to obtain the budget. She asked the Governing Body to identify the Town's most significant accomplishments during the year. Mayor Sires cited the implementation of bicycle lanes, the construction of a new school and a parking lot near the high school, the bidding process for the recreation center, improvements to Miller Park and Washington Park, renovations to the parks on Boulevard East, and the addition of a volleyball court for girls. Commissioner Parkinson also highlighted the establishment of the Cultural Center. Ms. Capisch further inquired about the Town's greatest challenges and the measures being taken to address them. Mayor Sires identified parking availability as the Town's primary challenge and stated that the Governing Body had been working diligently to create additional parking opportunities for residents.

October 21, 2026
Regular Meeting

It was regularly moved by **Commissioner Parkinson** and seconded by **Commissioner Diaz, to close the public portion of the meeting and adjourn at 6:48 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, Ed. D

_____
Mayor Albio Sires
Board of Commissioners

Attest: _____
Adelinny Plaza, RMC
Town Clerk