

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

**Minutes of Regular Meeting
(Regular Session)
February 18, 2026**

***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 18, 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, February 18, 2026 at 6:30 P.M. (No Work Session):**

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

Meeting commenced at 6:30 P.M.

Town Clerk Adelinnny Plaza made the following announcement:

As Presiding Officer of this Regular Meeting of the Board of Commissioners of the Town of West New York, held on **February 18, 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 transmitted on **February 11, 2026**, to the aforementioned newspapers, posted on the Municipal Bulletin Board in Town Hall, and published on the Town’s official website.

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

Note: **Minutes were taken and transcribed by Town Clerk Adelinnny Plaza and Christian Figueroa.**

Minutes of Previous Meetings:

It was regularly moved by **Commissioner Parkinson**, seconded by **Commissioner Arroyo** that the Minutes of Regular Meeting: **January 21, 2026 (Regular Meeting) and February 18, 2026 (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 **Mayor Sires**, seconded by **Commissioner Diaz** that the Payment of Claims of: **February 18, 2026** be approved. The motion was carried by the following vote:

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

February 18, 2026
Regular Meeting

Consent Agenda:

It was regularly moved by **Commissioner Arroyo**, seconded by **Commissioner Diaz** that the following Consent Agenda Items **Nos. R26-041 through R26-050**, be adopted. The motion was carried by the following vote:

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

Note: **Commissioner Parkinson abstained from voting on Resolution #R26-043 regarding the appointment of Henry Codina as director of public safety for the Town of West New York Police Department.**

RESOLUTION #R26-041
RE: TO PROVIDE REIMBURSEMENT TO JACLYN 55 CONDOMINIUM ASSOCIATION FOR MUNICIPAL SERVICES FOR SOLID WASTE AND RECYCLING COLLECTION SERVICES FOR 2025

WHEREAS, pursuant to *N.J.S.A. 40:67-23.2 et seq.* the Town of West New York is required to reimburse residents of “qualified private communities” for solid waste and recycling services that they provide to their communities; and,

WHEREAS, the Jaclyn 55 Condominium Association is a “qualified private community” which has entered into a municipal services agreement with the Town of West New York for reimbursement for these services; and,

WHEREAS, the Town of West New York owes Jaclyn 55 Condominium Association, a “qualified private community” reimbursement for solid waste and recycling collection services in the amount of \$9,564.18 for the year 2025.

NOW THEREFORE, BE IT RESOLVED by the Mayor and Board of Commissioners of the Town of West New York do hereby approve of the payment of the reimbursement to Jaclyn 55 Condominium Association, a “qualified private community” for the year 2025 for solid waste and recycling collection costs in the amount of \$9,564.18.

BE IT FURTHER RESOLVED, that the Chief Municipal Financial Officer certifies the necessary \$9,564.18 is available for this reimbursement under the Municipal Services Act from 01-203-23-787-020-99 or 01-201-23-787-020-99 (Garbage & Trash OE).

RESOLUTION #R26-042
RE: TO PROVIDE REIMBURSEMENT TO 52ND STREET CONDO ASSOCIATION FOR MUNICIPAL SERVICES FOR SOLID WASTE AND RECYCLING COLLECTION SERVICES FOR 2025

WHEREAS, pursuant to *N.J.S.A. 40:67-23.2 et seq.* the Town of West New York is required to reimburse residents of “qualified private communities” for solid waste and recycling services that they provide to their communities; and,

WHEREAS, the 52nd Street Condo Association is a “qualified private community” which has entered into a municipal services agreement with the Town of West New York for reimbursement for these services; and,

WHEREAS, the Town of West New York owes 52nd Street Condominium, a “qualified private community” reimbursement for solid waste and recycling collection services in the amount of \$12,172.59 for the year 2025.

February 18, 2026
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Consent Agenda (Cont.):
Resolution (Cont.):

NOW THEREFORE, BE IT RESOLVED by the Mayor and Board of Commissioners of the Town of West New York do hereby approve of the payment of the reimbursement to 52nd Street Condominium, a “qualified private community” for the year 2025 for solid waste and recycling collection costs in the amount of \$12,172.59.

BE IT FURTHER RESOLVED, that the Chief Municipal Financial Officer certifies the necessary \$12,172.59 is available for this reimbursement under the Municipal Services Act from 01-203-23-787-020-99 or 01-201-23-787-020-99 (Garbage & Trash OE).

RESOLUTION #R26-043

RE: APPOINTING HENRY CODINA AS DIRECTOR OF PUBLIC SAFETY FOR THE TOWN OF WEST NEW YORK POLICE DEPARTMENT FOR 2026

WHEREAS, pursuant to the Town of West New York Code Section 80-3, the Director of Public Safety shall be the head of the police force and is directly responsible to the Commissioner of the Department of Public Safety for the efficiency and routine day-to-day operations thereof; and

WHEREAS, Section 80-3 of the Town of West New York Municipal Code of Ordinances (“Municipal Code”) authorizes the Town to appoint one “Director of Public Safety” for the Town of West New York Police Department (“WNYPD”); and

WHEREAS, Henry Codina possesses the education, experience, and qualifications necessary for reappointment as “Director of Public Safety” for the WNYPD for 2025; and

WHEREAS, the Town seeks to appoint Henry Codina to serve as “Director of Public Safety” for the WNYPD, for a one (1) year term, commencing retroactively on January 1, 2026, through December 31, 2026; and

WHEREAS, the salary for this appointment shall be in accordance with the allowable range as set forth in the Town’s salary ordinance set forth within Chapter 93 of the Municipal Code.

NOW THEREFORE, BE IT RESOLVED by the Mayor and Board of Commissioners of the Town of West New York that they do hereby authorize the appointment of Henry Codina to the position of “Director of Public Safety” for the WNYPD for a one (1) year term, beginning retroactively on January 1, 2026, through December 31, 2026.

BE IT FURTHER RESOLVED that the Mayor, Municipal Administrator and/or their designee(s) are authorized to take any steps necessary to execute a contract with Henry Codina and to further effectuate the purposes set forth in this Resolution.

BE IT FURTHER RESOLVED that the Chief Financial Officer certifies that the necessary funds for this appointment are available from account 01-201-22-762-010-11.

RESOLUTION #R26-044

RE: AMENDING CONTRACT WITH FLORIO KENNY RAVAL, LLP FOR TAX APPEAL COUNSEL SERVICES FOR 2025

WHEREAS, by prior Resolution #R24-365, the Town of West New York (the “Town”) awarded a contract to Florio Kenny Raval, LLP, located at 125 Chubb Avenue, Suite 310-N, Lyndhurst, NJ 07071, for the provision of tax appeal counsel services for the period between January 1, 2025 through December 31, 2025, for a total annual contract amount not to exceed \$40,000.00; and

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

WHEREAS, due to unforeseen circumstances and additional costs, the Town seeks to amend the contract with Florio Kenny Raval, LLP, to authorize an increase in the amount of \$30,000.00 for the provision of tax appeal counsel services, for the period between January 1, 2025 and December 31, 2025, for an amended total contract amount not to exceed \$70,000.00.

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 Florio Kenny Raval, LLP, to authorize an increase in the amount of \$30,000.00 for the provision of tax appeal counsel services for the period between January 1, 2025 through December 31, 2025, for an amended total annual contract amount not to exceed \$70,000.00.

BE IT FURTHER RESOLVED, the Mayor and/or Business Administrator are hereby authorized to execute and deliver this contract on behalf of the Town, and 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, the Chief Financial Officer certifies that the funds necessary for this contract are available for this contract from account 01-201-21-714-020-99.

RESOLUTION #R26-045
**RE: DESIGNATING RESERVED PARKING SPACE AT 323 62ND STREET, WEST
NEW YORK, NJ 07093**

WHEREAS, the Town of West New York (the "Town") wishes to establish a restrictive parking space in front of one medical/physical therapy office located at 323 62nd Street, Town of West New York, NJ 07093; and

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Board of Commissioners of the Town of West New York pursuant to N.J.S.A. 39:4-205 and N.J.S.A. 39:4-107.5 as follows:

<u>Name of Business and Street</u>	<u>Side</u>	<u>Location</u>
323 62 nd Street Holdings LLC 323 62 nd Street Block 49, Lot 15 West New York, NJ 07093	West	The parking space on 62 nd Street closest to the main entrance of the medical/physical therapy office at 323 62 nd Street.

Any person parking a motor vehicle in a restricted parking space without a special vehicle identification card shall be subject to a penalty pursuant to N.J.S.A. 39:4-197(3)(c). This Resolution is adopted in accordance with the provisions of N.J.S.A. 39:4-197(3)(c). Proper signs are to be erected regarding the restricted/handicapped parking space identified herein.

This resolution shall take effect immediately and the Director of Public Safety shall post the appropriate marking and/or sign at said place.

RESOLUTION R26-046
**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

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

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

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

LIEN HOLDER				TAX	REDEMPTION	PREMIUM
BOC 2/18/2026	BLK	LOT	QUAL	CERTIFICATE		
AUCTION Z INC	101	4		20-00312	\$2,129.93	\$0.00
DAXUAN WANG	19	4	C0005	25-00018	\$1,869.13	\$4,500.00
DAXUAN WANG	168.01	8.01	C0304	25-00126	\$2,644.90	\$4,200.00
DAXUAN WANG	168.01	8.03	C0102	25-00128	\$3,323.13	\$5,900.00
DAXUAN WANG	38	9	C0119	25-00038	\$3,087.76	\$11,600.00
FUNDPALITY 2025, LLC	85	21		25-00058	\$7,105.77	\$27,800.00
LB-HONEY BADGER SB MUNI CUST	168.01	1	C0289	24-00412	\$4,717.91	\$300.00
PRO CAP 8 FBO FIRSTRUST BANK	21	8		23-00096	\$980.66	\$0.00
PRO CAP 8 FBO FIRSTRUST BANK	25	15		23-00108	\$1,382.01	\$0.00
PRO CAP 8 FBO FIRSTRUST BANK	16	3		25-00016	\$395.01	\$6,000.00
TAX LIEN FUND LP	20	35		25-00021	\$6,419.55	\$28,700.00
TAX LIEN FUND LP	79	24		25-00054	\$22,804.40	\$46,800.00
TRYSTONE CAPITAL ASSETS LLC	168.01	8.03	C0212	24-00477	\$598.69	\$0.00
SUBTOTAL:					\$57,458.85	\$135,800.00
TOTAL:					\$193,258.85	

RESOLUTION #R26-047

**RE: AUTHORIZING AGREEMENT WITH HCIA AND ITS DESIGNATED CONTRACTORS FOR THE PROVISION OF SOLID WASTE DISPOSAL SERVICES
(Term: January 1, 2026 – December 31, 2028)**

WHEREAS, pursuant to the Solid Waste Management Act under N.J.S.A. 13:1E-1 et seq. (“SWMA”) the Hudson County Board of Chosen Freeholders has designated the Hudson County Improvement Authority (“HCIA”) as the entity responsible for the implementation of the County’s solid waste management plan; and

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

WHEREAS, pursuant to the SWMA, the HCIA has regulatory control over all solid waste types generated within Hudson County; and

WHEREAS, in accordance with the SWMA, the Town of West New York (“the Town”) presently has processible and non-processible solid waste hauled and disposed of through the utilization of HCIA and its designated contractors’ facilities; and

WHEREAS, the Town seeks to authorize a contract for the provision of processible and non-processible solid waste disposal services with HCIA and its designated contractor, AER, for a three (3) year term, commencing as of January 1, 2026 and expiring December 31, 2028, for a total contract amount not to exceed \$5,400,000.00, with the option to extend the contract for two (2) additional one-year periods through December 31, 2030.

NOW, THEREFORE, BE IT RESOLVED, the Mayor and Board of Commissioners of the Town of West New York, County of Hudson, State of New Jersey do hereby authorize a contract for the provision of processible and non-processible solid waste disposal services with HCIA and its designated contractor, AER, for a three (3) year term, commencing as of January 1, 2026 and expiring December 31, 2028, for a total contract amount not to exceed \$5,400,000.00, with the option to extend the contract for two (2) additional one-year periods through December 31, 2030.

BE IT FURTHER RESOLVED, the Mayor, the Municipal Administrator, and the Chief Financial Officer are authorized to take any additional steps necessary to effectuate the purposes set forth in this Resolution.

BE IT FURTHER RESOLVED, the Chief Financial Officer certifies that sufficient funds are available for this contract in budget account 01-201-23-787-020-99.

RESOLUTION #R26-048

RE: AUTHORIZING THE TOWN PLANNING BOARD TO UNDERTAKE AN INVESTIGATION TO DETERMINE WHETHER PROPERTY IDENTIFIED ON THE OFFICIAL TAX MAPS OF THE TOWN OF WEST NEW YORK AS BLOCK 59, LOT 4 (111 60TH STREET), LOT 5 (5915 PARK AVENUE/103 60TH STREET) AND LOT 6 (5909 PARK AVENUE), CONSTITUTE A 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

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 Planning Board (the “**Planning Board**”) to conduct a preliminary investigation of the property identified on the official tax maps of the Town as Block 59, Lot 4 (111 60th Street), Lot 5 (5915 Park Avenue/103 60th Street) and Lot 6 (5909 Park Avenue), along with all streets and rights of way appurtenant thereto (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

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

WHEREAS, the redevelopment area determination requested hereunder would authorize the Town and the Board of Commissioners to use all those powers provided by the New Jersey Legislature for use in a redevelopment area, **including** the power of eminent domain, and any redevelopment area so designated shall be referred to as a “Condemnation 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 “Condemnation 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 of 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 authorizes the Town and the Board of Commissioners to exercise the power of eminent domain to acquire property in the delineated area, for the Study Area is being investigated as a Condemnation 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 a 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 Condemnation Redevelopment Area.

Section 7. The Town’s planning consultant, FAR Planning, LLC, Northvale, 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. This resolution shall take effect immediately.

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Consent Agenda (Cont.):

RESOLUTION #R26-049

**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 TAX APPEAL COUNSEL SERVICES 2ND OCCASION
FOR THE YEAR 2026**

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:

Tax Appeal Counsel (2nd Occasion) March 11, 2026 at 9:30 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.

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

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

RESOLUTION #R26-050

**RE: AUTHORIZING THE ACCEPTANCE OF A STATE OF NEW JERSEY SFY 2026
SAFE AND SECURE COMMUNITIES GRANT**

WHEREAS, the Town of West New York has been awarded a grant in the amount of \$45,150.00 through the State Fiscal Year 2026 Safe and Secure Communities Grant Program, administered by the New Jersey Department of Law and Public Safety, Office of the Attorney General; and

WHEREAS, said grant award has been assigned Grant Number 26-0912 by the New Jersey Department of Law and Public Safety; and

WHEREAS, the period of performance for said grant award shall commence on January 10, 2026 and conclude on January 9, 2027; and

WHEREAS, the grant award will be supported by a local match consisting of salary costs provided by the Town of West New York, resulting in an approximate total project cost of \$600,369; and

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

WHEREAS, the grant funds will be used to partially offset existing, ongoing salary costs associated with public safety operations that are already budgeted and incurred by the Town of West New York, thereby supporting the continued provision of essential police services without the creation of new positions and in a manner consistent with the objectives of the Safe and Secure Communities Grant Program;

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:

1. The Town of West New York is hereby authorized to accept the SFY 2026 Safe and Secure Communities Grant in the amount of \$45,150.00, together with the required local match, for the purposes set forth in the approved grant application.

The Mayor of the Town of West New York and Captain of the West New York Police Department are hereby authorized to execute any and all agreements and documents necessary to effectuate the acceptance and implementation of this grant award.

ORDINANCE #4/26

AN ORDINANCE OF THE TOWN OF WEST NEW YORK, IN THE COUNTY OF HUDSON, NEW JERSEY ADOPTING A REDEVELOPMENT PLAN FOR BLOCK 167, LOT 1.02 ON THE OFFICIAL TAX MAPS OF THE TOWN, COMMONLY KNOWN AS 6600 HILLSIDE ROAD

Note: **Town Clerk Adelanny Plaza read the title of the ordinance into the record.**

It was regularly moved by **Commissioner Parkinson**, seconded by **Mayor Sires**, to **Table and Postpone** this Ordinance. The motion was carried by the following vote:

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

NOTICE
ORDINANCE #4/26

Note: **Town Clerk Adelanny Plaza read the foregoing Notice aloud.**

The foregoing Ordinance was adopted for first reading by the Mayor and Board of Commissioners of the Town of West New York, New Jersey, on **February 18, 2026** and ordered published, for consideration before final passage at a public hearing on **February 18, 2026 at 6:30 p.m.** held remotely or in person. On **February 18, 2026**, the Board of Commissioners tabled and postponed such consideration for final passage of the ordinance and the public hearing thereon to the **March 4, 2026** meeting of the Board of Commissioners. Instructions regarding attendance and participation in the meeting will be posted on the Town's website: <http://www.westnewyorknj.org/>. A copy of this Ordinance has been posted on the bulletin board upon which public notices are customarily posted on in the Town Hall of the Town of West New York, and a copy (at no charge) is available up to and including the time of such meeting to the members of the public of the Town who shall request such copies, at the Office of the Town Clerk in said Town Hall in West New York, N.J.

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ORDINANCE #5/26

AN ORDINANCE OF THE TOWN OF WEST NEW YORK, IN THE COUNTY OF HUDSON, NEW JERSEY ADOPTING A REDEVELOPMENT PLAN FOR BLOCK 158, LOTS 5.01, 5.02 AND 6 ON THE OFFICIAL TAX MAPS OF THE TOWN, COMMONLY KNOWN AS 6210-6214 JEFFERSON STREET

Note: Town Clerk Adelinn Plaza read the title of the ordinance into the record.

It was regularly moved by **Mayor Sires**, seconded by **Commissioner Barrera**, to **table and postpone** this Ordinance. The motion was carried by the following vote:

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

**NOTICE
ORDINANCE #5/26**

Note: Town Clerk Adelinn Plaza read the foregoing Notice aloud.

The foregoing Ordinance was adopted for first reading by the Mayor and Board of Commissioners of the Town of West New York, New Jersey, on **February 18, 2026** and ordered published, for consideration before final passage at a public hearing on **February 18, 2026 at 6:30 p.m.** held remotely or in person. On **February 18, 2026**, the Board of Commissioners tabled and postponed such consideration for final passage of the ordinance and the public hearing thereon to the **March 4, 2026** meeting of the Board of Commissioners. Instructions regarding attendance and participation in the meeting will be posted on the Town's website: <http://www.westnewyorknj.org/>. A copy of this Ordinance has been posted on the bulletin board upon which public notices are customarily posted on in the Town Hall of the Town of West New York, and a copy (at no charge) is available up to and including the time of such meeting to the members of the public of the Town who shall request such copies, at the Office of the Town Clerk in said Town Hall in West New York, N.J.

ORDINANCE #6/26

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

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

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

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

Note: Mayor Sires announced that this ordinance was being introduced to reduce the number of licenses permitted by the Town.

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Ordinance (Cont.):

**NOTICE
ORDINANCE #6/26**

Note: Town Clerk Adelinn Plaza read the foregoing Notice aloud.

The foregoing Ordinance was adopted for first reading by the Mayor and Board of Commissioners of the Town of West New York, New Jersey, on **February 18, 2026** and ordered published, for consideration before final passage at a public hearing on **March 4, 2026 at 6:30 p.m.** held remotely or in person. Instructions regarding attendance and participation in the meeting will be posted on the Town's website: <http://www.westnewyorknj.org/>. A copy of this Ordinance has been posted on the bulletin board upon which public notices are customarily posted on in the Town Hall of the Town of West New York, and a copy (at no charge) is available up to and including the time of such meeting to the members of the public of the Town who shall request such copies, at the Office of the Town Clerk in said Town Hall in West New York, N.J.

ORDINANCE #7/26

AN ORDINANCE AMENDING CHAPTER 186-10(N) OF THE TOWN'S MUNICIPAL CODE TO ESTABLISH UPDATED EMERGENCY MEDICAL SERVICES FEES

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

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

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

**NOTICE
ORDINANCE #7/26**

Note: Town Clerk Adelinn Plaza read the foregoing Notice aloud.

The foregoing Ordinance was adopted for first reading by the Mayor and Board of Commissioners of the Town of West New York, New Jersey, on **February 18, 2026** and ordered published, for consideration before final passage at a public hearing on **March 4, 2026 at 6:30 p.m.** held remotely or in person. Instructions regarding attendance and participation in the meeting will be posted on the Town's website: <http://www.westnewyorknj.org/>. A copy of this Ordinance has been posted on the bulletin board upon which public notices are customarily posted on in the Town Hall of the Town of West New York, and a copy (at no charge) is available up to and including the time of such meeting to the members of the public of the Town who shall request such copies, at the Office of the Town Clerk in said Town Hall in West New York, N.J.

February 18, 2026
Regular Meeting

ORDINANCE #8/26

AN ORDINANCE OF THE TOWN OF WEST NEW YORK, IN THE COUNTY OF HUDSON, NEW JERSEY ADOPTING A REDEVELOPMENT PLAN FOR BLOCK 93, LOT 2 ON THE OFFICIAL TAX MAPS OF THE TOWN, COMMONLY KNOWN AS 5308 PALISADE AVENUE

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

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

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

**NOTICE
ORDINANCE #8/26**

Note: Town Clerk Adelinn Plaza read the foregoing Notice aloud.

The foregoing Ordinance was adopted for first reading by the Mayor and Board of Commissioners of the Town of West New York, New Jersey, on **February 18, 2026** and ordered published, for consideration before final passage at a public hearing on **March 4, 2026 at 6:30 p.m.** held remotely or in person. Instructions regarding attendance and participation in the meeting will be posted on the Town's website: <http://www.westnewyorknj.org/>. A copy of this Ordinance has been posted on the bulletin board upon which public notices are customarily posted on in the Town Hall of the Town of West New York, and a copy (at no charge) is available up to and including the time of such meeting to the members of the public of the Town who shall request such copies, at the Office of the Town Clerk in said Town Hall in West New York, N.J.

Public Portion:

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

The following persons wished to be heard:

1. Melissa Lockwood- 6050 Boulevard East, West New York, New Jersey:

Ms. Lockwood thanked the Mayor for addressing the cycling group at the previous meeting. She reported that she is in the process of scheduling a meeting with the County to discuss the redesign of Boulevard East. She also noted that she submitted an OPRA request to North Hudson Communities and mapped incident hotspots along Boulevard East. The Mayor requested that she share the report, and she agreed. He further recommended meeting with County engineers regarding the identified hotspots. Ms. Lockwood also requested a meeting to discuss pedestrian safety within the Town.

2. Michael Elling – 6050 Boulevard East, West New York, New Jersey:

Mr. Elling commended the Town for its exceptional snow-removal efforts. He informed the Mayor and Commissioners that Ms. Lockwood is leading this initiative and noted that they are using Hoboken's cyclist and pedestrian safety model as a framework to bring similar improvements to West New York and neighboring municipalities.

February 18, 2026
Regular Meeting

Public Portion (cont.):

It was regularly moved by **Mayor Sires** and seconded by **Commissioner Diaz**, to close the **public portion of the meeting and adjourn at 6:43p.m.** The motion was carried by the following vote:

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

Commissioner Marcos A. Arroyo

Commissioner Victor M. Barrera

Commissioner Marielka A. Diaz

Commissioner Adam W. Parkinson

Mayor Albio Sires
Board of Commissioners

Attest: _____
Adelinny Plaza, RMC
Town Clerk