

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

*Minutes of Regular Meeting*  
*(Regular Session)*  
*May 6, 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*

**May 6, 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, May 6, 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, 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 **May 6, 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 **April 29, 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 Adelinnny Plaza.**

**Minutes of Previous Meetings:**

It was regularly moved by **Commissioner Parkinson**, seconded by **Commissioner Arroyo** that the Minutes of Regular Meeting: **April 15, 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 Parkinson** that the Payment of Claims of: **May 6, 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 Orders #52644 and #52651. Commissioner Diaz abstained from voting on Purchase Order #52697. Commissioner Parkinson abstained from voting on Purchase Orders #52616 and #52725**

May 6, 2026  
Regular Meeting

**PROCLAMATION**  
**HONORING CONSTANCE D'ANGELO**



**TOWN of WEST NEW YORK**  
in the County of Hudson, State of New Jersey

*Proclamation*

**WHEREAS**, Mayor Albio Sires and the Board of Commissioners of the Town of West New York are pleased to honor and recognize Constance (Connie) D'Angelo, a lifelong resident of the Town of West New York who has devoted an extraordinary forty-seven (47) years of exemplary service to the Town of West New York, consistently exemplifying the highest standards of professionalism, integrity, and public service; and,

**WHEREAS**, throughout her distinguished career, Connie earned the respect and admiration of colleagues, residents, and community leaders alike through her diligence, knowledge, and commitment to serving the public with fairness and care; and,

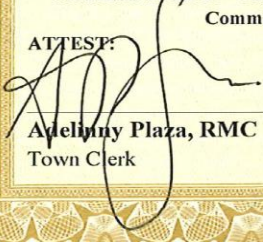
**WHEREAS**, Connie further enriched the community through her faithful membership in the Rosary Society of Our Lady of Libra for the past five years. She also served as Secretary of the Hudson County Assessor's Association from the early 1970s through the late 1980s; and,

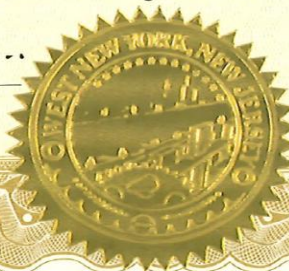
**WHEREAS**, Connie is a devoted parent to a son and daughter, a proud grandparent and great-grandparent, and has skillfully balanced a legacy of family devotion alongside a lifetime of public service. Connie D'Angelo leaves behind a lasting legacy of dedication, compassion, and excellence that has made a meaningful and enduring impact on the Town of West New York and on all who had the privilege of working with her

**NOW, THEREFORE, BE IT RESOLVED** by Mayor Albio Sires and the Board of Commissioners of the Town of West New York do hereby honor and recognize Connie D'Angelo upon her well-earned retirement, expressing sincere gratitude for her forty-seven years of service and extending best wishes for continued happiness, good health, and fulfillment in this next chapter of her life.

Presented on the 29<sup>th</sup> Day of April and Memorialized on the 6<sup>th</sup> Day of May at the Board of Commissioners Meeting of the Town of West New York

ATTEST:

  
Adelina Plaza, RMC  
Town Clerk



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Albio Sires  
Mayor

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**May 6, 2026**  
**Regular Meeting**

**Consent Agenda:**

It was regularly moved by **Commissioner Barrera**, seconded by **Commissioner Arroyo** that the following Consent Agenda Items **Nos. R26-098 through R26-104**, 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 #R26-103 regarding “Authorizing a Shared Services Agreement Between the Town of West New York and the West New York Board of Education for the Construction and Maintenance of a Parking Garage at 54th and Park Ave.”**

**RESOLUTION #R26-098**

**RE: AUTHORIZING REFUND OF TAX LIEN REDEMPTIONS AND TAX LIEN PREMIUMS**

**WHEREAS**, the investors named below have previously purchased Tax Sale Certificates from the Town of West New York; and

**WHEREAS**, the Tax Collector for the said Tax Sale Certificates has received the full amount for redemption pursuant to N.J.S.A. 54:5-60; and

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

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

LIEN HOLDER				TAX	REDEMPTION	PREMIUM
BOC 5/6/2026	BLK	LOT	QUAL	CERTIFICATE		
CHRISTIANA T C/F CE1/FIRSTTRUST	9	4	C0017	23-00032	\$9,678.34	\$1,200.00
DAXUAN WANG	168.01	7.08	C0321	25-00106	\$755.28	\$4,200.00
DAXUAN WANG	168.01	8.03	C0424	25-00133	\$8,957.67	\$10,900.00
FNA DZ, LLC	102	11		25-00070	\$11,330.31	\$11,000.00
FNA DZ, LLC	69	34		24-00177	\$3,384.42	\$3,700.00
PRO CAP 8 FBO FIRSTTRUST BANK	30	7		24-00078	\$1,621.67	\$200.00
RAM TAX LIEN FUND II LP	19	4	C0003	24-00055	\$2,714.68	\$1,000.00
RAM TAX LIEN FUND II LP	168.01	1	C0409	24-00422	\$6,922.62	\$600.00
TREVOR EWEN	81	3		24-00208	\$345.57	\$600.00
TRYSTONE CAPITAL ASSETS LLC	168.01	7.06	C0113	25-00098	\$540.66	\$3,400.00
<b>SUBTOTAL:</b>					<b>\$46,251.22</b>	<b>\$36,800.00</b>
<b>TOTAL:</b>					<b>\$83,051.22</b>	

**May 6, 2026**  
**Regular Meeting**

**Consent Agenda (Cont.):**

**RESOLUTION #R26-099**  
**RE: AUTHORIZING SETTLEMENT IN LAW DIVISION MATTER, LUCRECIA**  
**TAGGART v. TOWN OF WEST NEW YORK**

**WHEREAS**, the Town of West New York is a party involved in a pending Law Division matter entitled, *Lucrecia Taggart v. Town of West New York* (Docket No. ESX-L-1700-23); and

**WHEREAS**, Counsel for the Town of West New York has presented a proposed settlement of all claims in connection with the above-referenced matter; and

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

**NOW, THEREFORE, BE IT RESOLVED**, that the Mayor and the Board of Commissioners of the Town of West New York, County of Hudson, State of New Jersey, do hereby authorize the settlement agreement and release in connection with the matter entitled, *Lucrecia Taggart v. Town of West New York*, (Docket No. ESX-L-1700-23), as recommended by Counsel for the Town of West New York.

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

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

**RESOLUTION #R26-100**  
**RE: AUTHORIZING TRANSFER OF TAX CREDITS**

**WHEREAS**, various credits and/or overpayments appear on the Town of West New York ("Town") Tax Collector's records for 2024 through 2025 calendar years as of May 1, 2026; and

**WHEREAS**, the Tax Collector of the Town wishes to transfer these credit balances to 2026 with the intent to maintain an efficient bookkeeping of the tax accounting records; and

**WHEREAS**, the Tax Collector deems that it is in the best interest of the Town that these balances be transferred.

**NOW THEREFORE, BE IT RESOLVED**, by the Mayor and Board of Commissioner of the Town of West New York, County of Hudson, State of New Jersey that these credit balances be transfer and the tax records be adjusted accordingly.

**RESOLUTION #R26-101**  
**RE: AUTHORIZING CONTRACTS WITH CERTAIN APPROVED STATE**  
**CONTRACT VENDORS FOR CONTRACTING UNITS PURSUANT TO N.J.S.A.**  
**40A:11-12a**

**WHEREAS**, the Town of West New York ("Town"), pursuant to N.J.S.A. 40A:11-12a and N.J.A.C. 5:34-7.29(c), may by resolution and without advertising for bids, purchase any goods or services under the State of New Jersey Cooperative Purchasing Program for any State contracts entered into on behalf of the State by the Division of Purchase and Property in

**May 6, 2026**  
**Regular Meeting**

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

the Department of the Treasury; and

**WHEREAS**, the Town has the need on a timely basis to purchase goods or services utilizing State contracts; and

**WHEREAS**, the Town intends to enter into contracts with the attached Referenced State Contract Vendors through this resolution and properly executed contracts, which shall be subject to all the conditions applicable to the current State contracts.

**NOW, THEREFORE, BE IT RESOLVED**, that the Mayor and the Board of Commissioners of the Town of West New York, County of Hudson, State of New Jersey authorizes the Temporary Qualified Purchasing Agent to purchase certain goods or services from those approved New Jersey State Contract Vendors on the attached list, pursuant to all conditions of the individual State contracts; and

**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; and

**BE IT FURTHER RESOLVED**, that the duration of the contracts between the Town of West New York and the Referenced State Contract Vendors shall be based on the term of the appropriate State contract.

**New Jersey State Contract Cooperative Purchasing Vendors**

<b>Vendor Name</b>	<b>Description</b>	<b>Expire Date</b>	<b>Not to Exceed</b>
DELL INC	20-TELE-01510 T3121 Software Reseller Services	05/24/2027	\$ 100,000.00
FRED BEANS PARTS INC	19-FLEET-00919 T2760 OEM AUTOMOTIVE PARTS AND ACCESSORIES FOR LIGHT/MEDIUM DUTY VEHICL	01/27/2030	\$ 50,000.00
MOTOROLA SOLUTIONS, INC	83909 #T0109 Radio Communication Equipment & Accessories extended - 12 units	04/30/2031	\$ 100,000.00
RICOH USA INC (TGI)	M0275 COPIER AND MANAGED PRINT SERVICES STATEWIDE	07/31/2026	\$ 150,000.00
STANS SPORT CENTER, INC	40751 T0118 SPORTING GOODS STATEWIDE	04/15/2029	\$ 50,000.00
TIMETRAK SYSTEM INC	T0200 MAILROOM EQUIPMENT AND MAINTENANCE VARIOS AGENCIES	04/14/2027	\$ 100,000.00
TURN OUT FIRE & SAFETY, INC	T0046 Protective Clothing and Footwear	04/20/2027	\$ 25,000.00

**RESOLUTION #R26-102**

**RE: AUTHORIZING CHANGE ORDER NO. 1 FOR THE TOWN OF WEST NEW YORK'S TRAFFIC CALMING IMPROVEMENTS, PHASE I – PORT IMPERIAL BOULEVARD/RIVERWALK PLACE INTERSECTION PROJECT**

**WHEREAS**, by prior Resolution #R25-174, the Mayor and Board of Commissioners of the Town of West New York (“Town”) authorized a contract with Zuccaro, Inc., located at 64

**May 6, 2026**  
**Regular Meeting**

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

Commerce Street, Garfield, NJ 07026 for the Traffic Calming Improvements, Phase I – Port Imperial Intersection Project, for a total project amount not to exceed \$673,426.00; and

**WHEREAS**, due to unanticipated circumstances and additional costs required to complete the project, the Mayor and Board of Commissioners of the Town of West New York do hereby authorize Change Order No. 1 submitted by Zuccaro, Inc. for the Traffic Calming Improvements, Phase I – Port Imperial Intersection Project for an increase in the amount of \$140,350.90 for additional improvements required for this project, for an amended total contract amount not to exceed \$813,776.90; and

**WHEREAS**, all other provisions set forth in Resolutions #R25-174, not expressly amended as set forth herein, shall remain in full force and effect.

**NOW THEREFORE, BE IT RESOLVED**, the Mayor and the Board of Commissioners for the Town of West New York do hereby authorize Change Order No. 1 submitted by Zuccaro, Inc. for the Traffic Calming Improvements, Phase I – Port Imperial Intersection Project for an increase in the amount of \$140,350.90 for additional improvements required for this project, for an amended total contract amount not to exceed \$813,776.90.

**BE IT FURTHER RESOLVED**, the Mayor, the Town Administrator, and the Town Clerk are authorized to process the Change Order as set forth herein, through a confirming purchase order and to take any further steps necessary to effectuate the purposes of this Resolution.

**BE IT FURTHER RESOLVED**, the Chief Financial Officer certifies that sufficient funds are available for this contract from account number 04-215-55-925-004.

**RESOLUTION #R26-103**

**RE: AUTHORIZING A SHARED SERVICES AGREEMENT BETWEEN THE TOWN OF WEST NEW YORK AND THE WEST NEW YORK BOARD OF EDUCATION FOR THE CONSTRUCTION AND MAINTENANCE OF A PARKING GARAGE AT 54<sup>TH</sup> AND PARK AVE.**

**WHEREAS**, the West New York Board of Education (the “WNYBOE”) requires a parking garage, property and facilities for its education activities, athletic practices, sporting events, afterschool programming, and community engagement events; and

**WHEREAS**, the Town of West New York (the “Town”) intends to construct a parking garage to be located at 54<sup>th</sup> Street and Park Ave. (the “Garage”) for use by Town residents and WNYBOE employees; and

**WHEREAS**, pursuant to the Uniform Shared Services and Consolidation Act, N.J.S.A. 40A:65-1 et seq., municipalities are authorized to enter into agreements to provide jointly for the provision of services for the purpose of reducing costs, increasing efficiency and improving service delivery; and

**WHEREAS**, the Town and WNYBOE seek to work together to construct and maintain the Garage and allow the WNYBOE and the Town residents to use the Garage; and

**WHEREAS**, N.J.S.A. 40A:65-4 et seq. authorizes the Town and the WNYBOE to enter into a Shared Services Agreement to authorize the WNYBOE and the Town to utilize the Garage for its required purposes for a period of up to thirty (30) years; and

**May 6, 2026**  
**Regular Meeting**

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

**WHEREAS**, the Town seeks to authorize the execution of the Shared Services Agreement with the WNYBOE to allow the Town to construct and maintain the Garage on WNBOE property, for a period of thirty (30) years.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and the Board of Commissioners of the Town of West New York, as follows:

1. The above recitals are incorporated herein as though fully set forth at length.
2. The Town is authorized to enter into a shared service agreement with the WNYBOE to construct and maintain a parking garage on WNYBOE property for a thirty (30) year term.
3. The mayor and/or the Municipal Administrator for the Town of West New York are hereby authorized to, and either may, execute and deliver the Shared Services Agreement with the Town of West New York Board of Education in the form on file in the Office of the Town Clerk, in accordance with the provisions hereof and in consultation with Corporation Counsel and may take any and all actions necessary to effectuate the purposes as set forth in this Resolution.
4. The Town Clerk shall forward a certified copy of this Resolution to the West New York Board of Education.

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

**RESOLUTION #R26-104**  
**RE: APPROVING AND AUTHORIZING THE ISSUANCE OF A CERTIFICATE OF COMPLETION TO RIVERWALK G URBAN RENEWAL, L.L.C. FOR THE RESIDENTIAL PROJECT ON BLOCK 168.01, LOT 7.10 LOCATED IN THE WATERFRONT AREA**

**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 parcel(s) of property designated as “areas in need of redevelopment”; and

**WHEREAS**, pursuant to a resolution adopted by the Town on February 7, 1996, the Town designated the waterfront area as an area in need of redevelopment pursuant to the Redevelopment Law (the “Redevelopment Area”); and

**WHEREAS**, pursuant to an Ordinance adopted by the Town on April 10, 1996, the Town adopted a Redevelopment Plan for Redevelopment Area, which Redevelopment Plan has been amended from time to time; and

**WHEREAS**, on September 19, 1996, the Town entered into a redeveloper agreement with Roseland/Port Imperial, L.L.C., which assigned its rights under and pursuant to said redeveloper agreement to Riverwalk G Urban Renewal, L.L.C. (the “Redeveloper”), as redeveloper of the Redevelopment Area, including property known as Block 168.01, Lot 7.10 (“Property”), which redeveloper agreement has been amended from time to time (collectively referred to as the “Redeveloper Agreement”); and

**WHEREAS**, on or about June 11, 2008, the Redeveloper received Preliminary and Final Site Plan approval for development of the Property consisting of a 12-story rental residential building comprised of 316 dwelling units and 364 parking spaces with related site improvements,

**May 6, 2026**  
**Regular Meeting**

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

as defined in the Redevelopment Agreement and authorized by the Redevelopment Plan (the “Project”); and

**WHEREAS**, the redeveloper received a building permit on or about March 2, 2012 for the construction on the Project on the Property; and

**WHEREAS**, the Redeveloper completed construction of the Project on the Property and obtained a certificate of occupancy as required from the Town, the Town has released the performance guarantee/bond posted by the Redeveloper for the Project and the Redeveloper has satisfied all of its affordable housing obligations, including payments to the Town, in conformance with the Redeveloper Agreement; and

**WHEREAS**, in accordance with Section 3.16 of the Redeveloper Agreement, the Redeveloper has requested the issuance of a Certificate of Completion (as defined in the Redeveloper Agreement) for the Project and the Town has agreed to issue the same.

**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 aforementioned recitals are incorporated herein as though fully set forth at length.

**Section 2.** The Town hereby approves and authorizes the issuance of a certificate of completion for the Project in the form attached hereto as **Exhibit A** and made part of this Resolution (the “**Certificate of Completion**”).

**Section 3.** The Mayor of the Town is hereby authorized and directed to execute the Certificate of Completion, 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 Certificate of Completion. Upon execution and attestation of same, the mayor is hereby authorized to deliver the Certificate of Completion to the Redeveloper.

**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.

**ORDINANCE #12/26**

**AN ORDINANCE TO AMEND § 221-2.1 OF THE TOWN CODE ENTITLED**  
**“AFFORDABLE HOUSING TRUST FUND”**

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

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

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

**May 6, 2026**  
**Regular Meeting**

**Ordinance (cont.):**

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

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

**Public Portion:**

**Town Clerk Adelinnny Plaza** made the following announcement at 6:34 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.

**No members of the public addressed the governing body**

It was regularly moved by **Commissioner Parkinson** and seconded by **Commissioner Diaz**, to **close the public portion of the meeting and adjourn at 6:35 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

\_\_\_\_\_  
Commissioner Victor M. Barrera

\_\_\_\_\_  
Commissioner Marielka A. Diaz

\_\_\_\_\_  
Commissioner Adam W. Parkinson

\_\_\_\_\_  
Mayor Albio Sires  
Board of Commissioners

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