

**RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF WEST NEW YORK, IN THE COUNTY OF HUDSON, NEW JERSEY RECOMMENDING THE ADOPTION OF THE REDEVELOPMENT PLAN FOR BLOCK 4, LOTS 1 AND 2 ON THE OFFICIAL TAX MAPS OF THE TOWN PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW**

**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 April 3, 2024, the Board of Commissioners (the “**Board of Commissioners**”) of the Town of West New York (the “**Town**”) adopted Resolution #R24-115, authorizing and directing the Town of West New York Planning Board (the “**Planning Board**”) to undertake a preliminary investigation to determine whether Block 4, Lots 1 and 2 on the official tax maps of the Town (the “**Study Area**”) qualify as a non-condemnation area in need of redevelopment pursuant to the criteria set forth in the Redevelopment Law; and

**WHEREAS**, on May 14, 2024, the Planning Board conducted such investigation, 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 May 15, 2024, the Board of Commissioners adopted Resolution #R24-156, 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 (the “**Planner**”) has prepared a redevelopment plan for the Redevelopment Area, entitled, “6600-14 Park Avenue Miralto Redevelopment Plan” (in the form on file in the office of the Planning Board Secretary and available for public inspection, the “**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 August 7, 2024, the Board of Commissioners adopted Resolution #R24-214 authorizing and directing the Planning Board to review the proposed 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 the date hereof, the Planning Board determined the Redevelopment Plan is consistent with the Town’s Master Plan and wishes to recommend that the Board of Commissioners enact the Redevelopment Plan.

**NOW THEREFORE BE IT RESOLVED**, by the Planning Board 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 herein.

**Section 2.** The Planning Board hereby finds and determines the Redevelopment Plan is consistent with the Town's Master Plan. The Planning Board hereby makes the additional recommendations with respect to the Redevelopment Plan as set forth in Exhibit A, attached hereto and incorporated herein. The Planning Board hereby recommends to the Board of Commissioners that the Redevelopment Plan be adopted.

**Section 3.** The Planning Board Secretary is hereby directed to transmit a copy of this Resolution to the Board of Commissioners. This Resolution shall serve as the report to the governing body pursuant to N.J.S.A. 40A:12A-7(e) of the Redevelopment Law.

**Section 4.** This resolution shall take effect in accordance with applicable law.

**Exhibit A**

**Additional Recommendations**

[None.]

[List recommendations, if any.]

**NOW THEREFORE, BE IT RESOLVED** that Motion for approval and adoption of Resolution R24-214 made by Member Jonathan Castaneda and seconded by Chair Clara Brito-Herrera on August 19, 2024 was passed and the Resolution approved and adopted by the Planning Board of the Town of West New York.

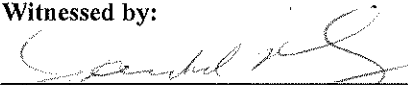
Those in favor: Chair Clara B. Herrera, Vice Chair Bounsiar and Board Members: Commissioner Arroyo, Jonathan Castaneda, Alain Gomez, Hector Yanez, Angie Gutierrez and Steven Ferrales.

**WEST NEW YORK  
PLANNING BOARD**

By: Clara Brito Herrera  
Clara Brito-Herrera, Chairperson

Date: August 19, 2024


Witnessed by:

  
Caridad Rodriguez, Secretary

**CERTIFICATION**

**I certify that the foregoing is a true copy of the Resolution adopted on August 19, 2024.**

**By:**

  
**Caridad Rodriguez, Secretary**  
**West New York Zoning Board of Adjustment**

**Date: August 19, 2024**

