

**TOWN OF WEST NEW YORK
HUDSON COUNTY, NEW JERSEY**

ORDINANCE #37/24

**AN ORDINANCE AMENDING § 414-15 “SCHEDULE OF DISTRICT REGULATIONS
PART 2” TO INCLUDE HOTELS AS A PRINCIPAL PERMITTED USE IN THE “C-H
HEAVY-IMPACT COMMERCIAL DISTRICT”**

WHEREAS, the Town of West New York (the “Town”) has under the Municipal Land Use Law, N.J.S.A. 40:55D-1, et seq., and the police power, N.J.S.A. 40:48-1, et seq., the authority to regulate land uses within its municipal boundaries; and

WHEREAS, the Mayor and the Board of Commissioners of the Town of West New York seek to amend the “Schedule of District Regulations, Part 2” as set forth under § 414-15 of the West New York Municipal Code of Ordinances to include “Hotels” as a principal permitted use in the “C-H Heavy-Impact Commercial District.”

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

SECTION ONE

The “Schedule of District Regulations Part 2” within § 414-15 is amended to include “Hotels” as a principal permitted use in the “C-H Heavy-Impact Commercial District” of the Town of West New York. The amended “Schedule of District Regulations Part 2” as set forth under § 414-15 is attached hereto as **Exhibit A**.

SECTION TWO

All other schedules as set forth within § 414-15 that are not expressly amended as set forth in this Ordinance shall remain in full force and effect.

SECTION THREE

Severability. If any term or provision of this Ordinance is held to be illegal, invalid, or unenforceable by a court of competent jurisdiction, in whole or in part, such determination shall not affect the validity of the remaining terms and provisions of this Ordinance.

SECTION FOUR:

Repealer. To the extent that any provision of the Code of the Town of West New York is found to conflict with this Ordinance, in whole or in part, this Ordinance shall control. In all other respects, the Zoning and Land Use Regulations Ordinance of the Town of West New York shall remain unchanged.

SECTION FIVE:

In order to avoid accidental repeal of existing provisions, the Town Clerk and the Corporation Counsel are hereby authorized to change any chapter numbers, article numbers and/or section numbers in the event that the codification of this Ordinance reveals that there is a conflict between those numbers and the existing Code.

SECTION SIX:

This Ordinance shall take effect upon passage and publication as required by law.

SUMMARY OF ORDINANCE

This Ordinance amends the “Schedule of District Regulations Part 2” under § 414-15 of the Town of West New York Municipal Code of Ordinances to include “Hotels” as a principal permitted use within the C-H Heavy-Impact Commercial District.

Introduced: October 16, 2024

Notice

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 **October 16, 2024** and ordered published, for consideration before final passage at a public hearing on **November 13, 2024 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.

ZONING

414 Attachment 2

Schedule of District Regulations (See § 414-15 for notes.)
Town of West New York, New Jersey
Part 2

| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | | |
|---|--|---|---|-----------------------------------|--------------|--------------|--|-------------|-------------|---------------------------------|-------------|-------------|---|--------|---|---|--------------------------------------|----------------------|----------|---------------------|------------|--|
| District | Uses Allowed by Right | | Conditional Uses See Articles IX and X. | Lot Dimensions (Minimum Required) | | | Yard Dimensions (Minimum Required) (See exception.) | | | | | | Height of Buildings (Maximum Permitted) (See exceptions) | | Floor Area of Buildings (Minimum Required) (square feet) | Coverage of Lot by Buildings (Maximum Permitted) (percent) | Floor Area Ratio (Maximum Permitted) | Off-Street Parking | | Loading (berths) | Exceptions | |
| | Principal | Accessory | | Area (square feet) | Width (feet) | Depth (feet) | Applying to Principal Buildings | | | Applying to Accessory Buildings | | | (stories) | (feet) | | | | (In connection with) | (spaces) | | | |
| | | | | | | | Front (feet) | Side (feet) | Rear (feet) | Front (feet) | Side (feet) | Rear (feet) | | | | | | | | | | |
| C-H Heavy-Impact Commercial District (heavy business and service uses, usually automotive, not requiring central business location) | <ol style="list-style-type: none"> Automotive sales, showrooms and service establishments, provided that no automobiles are stored within 5 feet from any street line and that no signs, flags, banners, etc., other than those permitted under the sign regulations in §§ 414-22 through 414-24, are permitted. Fully enclosed establishments for the sale and repair of machinery and equipment, including but not limited to plumbing, heating, contractors and upholsterers, blinds, air conditioning and similar types of operations. Wholesale distributive and storage uses in fully enclosed structures. Building supply, lumber and hardware sales in a fully enclosed structure. Hotels/Motels Eating and drinking establishments. Funeral parlors. Printers. Laundry & dry-cleaning plants. Animal hospitals & veterinarians' offices | <ol style="list-style-type: none"> Signs. (See supplementary regulations. §§ 414-22 through 414-24.) On-site parking and loading facilities. (See § 414-25 under Article V.) | <ol style="list-style-type: none"> Gasoline stations. (See Note 11, § 414-15K. Auto repair garages. (See Note 12, § 414-15L. Car wash. | 7,500 | 75 | 100 | | | | | | | | 2 | 40 | | | | | | | |
| I-L Light-Impact Industrial District (light-impact industries and other uses of similar impact) | <ol style="list-style-type: none"> All C-H uses permitted by right except motels. Manufacturing, converting, altering, finishing, assembling or other handling of materials or products. (See Note 13, § 238-15M.) Data processing and other computer operations. Public utility structures.. | <ol style="list-style-type: none"> Any accessory use permitted in a C-H District. Enclosed storage facilities that are incidental to a permitted use in an I-L District and do not exert a negative impact on the environment | <ol style="list-style-type: none"> Any special exception use allowed in a C-H District. | 10,000 | 100 | 100 | | | | | | | | 2 | 40 | | 50 | | | | | |
| CWD Controlled Waterfront Development | See Article VI. | | | | | | | | | | | | | | | | | | | | | |