

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

ORDINANCE #40/24

**AN ORDINANCE OF THE TOWN OF WEST NEW YORK, IN THE
COUNTY OF HUDSON, NEW JERSEY ADOPTING AN AMENDED
REDEVELOPMENT PLAN FOR BLOCK 4, LOTS 1 AND 2 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 April 3, 2024, the Board of Commissioners of the Town (the “**Board of Commissioners**”) 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, in accordance with the Redevelopment Law, on August 21, 2024, the Board of Commissioners adopted Ordinance #27/24 approving a redevelopment plan for the Redevelopment Area, entitled “6600-14 Park Avenue Miralto Redevelopment Plan” (the “**Redevelopment Plan**”); and

WHEREAS, the Town has determined to amend the Redevelopment Plan in order to, among other things, eliminate automated stacked parking to provide parking more beneficial and convenient to the public, and to make associated amendments associated therewith; and

WHEREAS, on behalf of the Town and pursuant to the Redevelopment Law, DMR Architects has prepared the “6600-14 Park Avenue Miralto Redevelopment Plan” as Amended December 2024 (the “**Amended Redevelopment Plan**”); and

WHEREAS, prior to public hearing and final adoption of this Ordinance, the Planning Board will have transmitted to the Board of Commissioners a report containing the Planning Board’s recommendations concerning the Amended Redevelopment Plan, including an identification of any provisions in the Amended Redevelopment Plan that are inconsistent with the Town master plan, if any, and recommendations concerning those inconsistencies, if any, and any other matters the Planning Board deemed appropriate; and

NOW, THEREFORE, BE IT ORDAINED 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 hereof are incorporated herein as though set forth at length herein.

Section 2. The Amended Redevelopment Plan is hereby amended and adopted pursuant to the terms of the Redevelopment Law.

Section 3. The zoning district map and the zoning ordinance of the Town are hereby amended to incorporate and reflect the Amended Redevelopment Plan, and, to the extent provided in the Amended Redevelopment Plan, are superseded thereby.

Section 4. If any part of this Ordinance shall be deemed invalid, such parts shall be severed and the invalidity thereby shall not affect the remaining parts of this Ordinance.

Section 5. A copy of this Ordinance and the Amended Redevelopment Plan shall be available for public inspection at the office of the Town Clerk during regular business hours.

Section 6. This Ordinance shall take effect in accordance with all applicable law.

Introduced: December 4, 2024

Adopted: December 18, 2024

Statement

The foregoing ordinance having been previously adopted for first reading and published was further considered by the Mayor and Board of Commissioners of the Town of West New York on **December 18, 2024** and at said date was duly and finally adopted after public hearing thereon.

Adelanny Plaza, RMC
Town Clerk

Commissioner Marcos A. Arroyo

Commissioner Victor M. Barrera

Commissioner Marielka A. Diaz

Commissioner Adam W. Parkinson

Mayor Albio Sires
Board of Commissioners

Attest: _____
Adelanny Plaza, RMC
Town Clerk