

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

**ORDINANCE #1/25**

**ORDINANCE AMENDING CHAPTER 380A OF THE TOWN OF WEST NEW YORK  
MUNICIPAL CODE, ENTITLED “VACATION RENTALS, SHORT TERM”  
REGARDING FINES FOR VIOLATIONS**

**WHEREAS**, pursuant to N.J.S.A. 40:48-2, a municipality may make, amend, repeal and enforce ordinances not contrary to the laws of this State or of the United States, as it may deem necessary and proper for order and protection of persons and property, and for the preservation of the public health, safety and welfare of the municipality and its inhabitants; and

**WHEREAS**, the Town of West New York (the “Town”), is a municipality as defined by Title 40 of the New Jersey Statutes; and

**WHEREAS**, Chapter 380A of the Code of the Town of West New York (the “Code”) entitled “Vacation Rentals, Short Term” was adopted by the Town on January 18, 2018 to prohibit the short term rentals of residential properties; and

**WHEREAS**, Chapter 380A-4 entitled “Enforcement; violations and penalties” establishes penalties for violations of Chapter 380A; and

**WHEREAS**, the Mayor and the Board of Commissioners seek to amend Chapter 380A-4, to revise the penalties for violating Chapter 380A.

**NOW, THEREFORE, BE IT ORDAINED** that the Mayor and Board of Commissioners of The Town of West New York, do hereby authorize Chapter 380A of the Code of the Town of West New York to be amended as follows:

**SECTION ONE**

§ 380A-4 entitled “Enforcement; violations and penalties” shall be amended as set forth below:

- A. No changes.
- B. Any person found to have violated any provision of this chapter, without regard to intent or knowledge, shall be liable for the maximum civil penalty, upon adjudicated violation or admission, of a fine not exceeding \$1,250.00. Each day of such violation shall be a new and separate violation of this chapter.
- C. No changes.
- D. No changes.
- E. No changes.

**SECTION TWO**

**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 THREE**

**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.

### **SECTION FOUR**

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.

### **SUMMARY OF ORDINANCE**

This Ordinance amends Chapter 380A entitled “Vacation Rentals, Short Term” to amend the penalties for violations.

**Introduced: January 8, 2025**

#### **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 **January 8, 2025** and ordered published, for consideration before final passage at a public hearing on **January 29, 2025 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.