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

ORDINANCE #19/26

AN ORDINANCE OF THE TOWN OF WEST NEW YORK, IN THE COUNTY OF HUDSON, NEW JERSEY ADOPTING A REDEVELOPMENT PLAN FOR BLOCK 40, LOT 5 ON THE OFFICIAL TAX MAPS OF THE TOWN, COMMONLY KNOWN AS 6120 BUCHANAN PLACE

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 June 17, 2026, the Board of Commissioners (the "**Board of Commissioners**") of the Town adopted Resolution #R26-135, directing the Town Planning Board (the "**Planning Board**") to conduct a preliminary investigation of the properties identified on the official tax maps of the Town as Block 40, Lot 5, commonly known as 6120 Buchanan Place, along with all streets and rights of way appurtenant thereto (the "**Study Area**"), and to recommend to the Board of Commissioners whether the Board of Commissioners should designate all or a portion of the Study Area as a non-condemnation "area in need of redevelopment"; and

WHEREAS, on July 27, 2026, 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 August 5, 2026, the Board of Commissioners adopted a resolution 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, FAR Planning LLC, Northvale, New Jersey (the "**Redevelopment Planner**"), has prepared a redevelopment plan for the Redevelopment Area, entitled "6120 Buchanan Place Redevelopment Plan" dated August 2026 (in the form on file in the office of the Town Clerk and available for public inspection, the "**Redevelopment Plan**"); and

WHEREAS, as of the date of introduction of this Ordinance on first reading, the Board of Commissioners hereby refers the Redevelopment Plan to the Planning Board for the Planning Board's review pursuant to *N.J.S.A.* 40A:12A-7(e); 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 recommendation concerning the Redevelopment Plan, including an identification of any provisions in the 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

WHEREAS, subject to receipt of such Planning Board report, the Board of Commissioners believes that the adoption of the Redevelopment Plan is in the best interests of the Town and the redevelopment of the Redevelopment Area.

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. Pursuant to *N.J.S.A.* 40A:12A-7(e), upon passage of this Ordinance on first reading, the Board of Commissioners hereby refers the Redevelopment Plan to the Planning Board for the Planning Board's review. The Planning Board shall prepare a report containing the Planning Board's recommendation concerning the Redevelopment Plan, including an identification of any provisions in the 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 deems appropriate, and submit same to the Board of Commissioners within 45 days after referral, as required by the Redevelopment Law.

Section 3. The Redevelopment Plan is hereby approved and adopted pursuant to *N.J.S.A.* 40A:12A-7. Any action taken by the Redevelopment Planner in the preparation of the Redevelopment Plan, including preparation of the Redevelopment Plan itself, is hereby ratified, confirmed and approved.

Section 4. The zoning district map and the zoning ordinance of the Town are hereby amended to incorporate and reflect the Redevelopment Plan, and, to the extent provided in the Redevelopment Plan, are superseded thereby.

Section 5. 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 6. A copy of this Ordinance and the Redevelopment Plan shall be available for public inspection at the office of the Town Clerk during regular business hours.

Section 7. This Ordinance shall take effect in accordance with all applicable law.

Introduced: August 5, 2026

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 **August 5, 2026** and ordered published, for consideration before final passage at a public hearing on **August 19, 2026 at 12:30 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.