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

ORDINANCE #17/26

AN ORDINANCE AMENDING THE MADISON STREET REDEVELOPMENT PLAN (6205-6219 MADISON STREET & 6301 MADISON STREET REAR)

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 February 12, 2025, the Board of Commissioners (the "**Board of Commissioners**") of the Town adopted Resolution #R25-061, 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 152, Lots 26, 26.01, 29 and 30, along with all streets and rights of way appurtenant thereto (the "**Original Study Area**"), and to recommend to the Board of Commissioners whether the Board of Commissioners should designate all or a portion of the Original Study Area as a non-condemnation "area in need of redevelopment"; and

WHEREAS, on June 25, 2025, the Board of Commissioners adopted Resolution #R25-166, further directing the Planning Board to conduct a preliminary investigation of the properties identified on the official tax maps of the Town as Block 151, Lot 6 and Block 152, Lot 25, along with all streets and rights of way appurtenant thereto (the "**Additional Study Area**"), and to recommend to the Board of Commissioners whether the Board of Commissioners should designate all or a portion of the Additional Study Area as a non-condemnation "area in need of redevelopment"; and

WHEREAS, on July 14, 2025, the Planning Board conducted such investigation, held a public hearing and determined that the Original Study Area and Block 152, Lot 25 (together, the "**Block 152 Study Area**") met one or more criteria set forth in the Redevelopment Law to designate the Block 152 Study Area as a non-condemnation area in need of redevelopment; and

WHEREAS, on July 30, 2025, the Board of Commissioners adopted Resolution #R25-183, designating the Block 152 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 "**Planning Consultant**") prepared a redevelopment plan for the Redevelopment Area, entitled "Madison Street Redevelopment Plan, Block 152, Lots 25, 26, 26.01, 29 & 30, 6205-6219 Madison Street & 6301 Madison Street Rear" dated September 2025 (the "**Original Redevelopment Plan**"); and

WHEREAS, on October 29, 2025, the Board of Commissioners finally adopted Ordinance #15/25 adopting the Original Redevelopment Plan; and

WHEREAS, the Town has determined to act as the "redevelopment entity" for the Redevelopment Area; and

WHEREAS, the Town desires to amend the Original Redevelopment Plan (1) specifically Section 4.B., to permit as permitted accessory uses in the Redevelopment Area: (i) professional offices, including but not limited to medical, accounting, legal, architectural and other professional offices, (ii) art studio and (iii) tutoring facility and (2) specifically by adding a new Section 4.E entitled "Prohibited Uses" to specifically prohibit as a permitted use in the Redevelopment Area: (i) spas, (ii) massage parlors and (iii) tattoo parlors (the "**Redevelopment Plan Amendment**"); and

WHEREAS, as of the date of introduction of this Ordinance on first reading, the Board of Commissioners hereby refers the Redevelopment Plan Amendment 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 Amendment, 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

WHEREAS, subject to receipt of such Planning Board report, the Board of Commissioners believes that the adoption of the Redevelopment Plan Amendment 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 Amendment 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 Amendment, including an identification of any provisions in the Redevelopment Plan Amendment 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 Amendment is hereby approved and adopted pursuant to *N.J.S.A.* 40A:12A-7. The Original Redevelopment Plan is hereby amended as necessary to permit the additional permitted accessory uses for all permitted uses set forth in the Redevelopment Plan Amendment, including by amending Section 4.B. of the Original Redevelopment Plan to read in its entirety as follows:

4.B: PERMITTED ACCESSORY USES FOR ALL PERMITTED USES:

1. Enclosed parking garages;
2. Loading areas, refuse and recycling storage;
3. Amenity spaces, including fitness centers, lounges, and meeting rooms;
4. Management and leasing office;
5. Storage lockers/facilities, bike storage;
6. Landscaped open spaces, plazas, sidewalks, and non-commercial recreation areas for resident use only;
7. Rooftop amenity spaces and green roofs as shown on architectural plans;
8. Professional offices, including but not limited to medical, accounting, legal, architectural and other professional offices;
9. Art studio;
10. Tutoring facility;
11. Accessory structures shall comply in all respects with the requirements of the principal structure:
    a. Must meet all height and setback requirements applicable to the principal structure;
    b. Shall not include residential living quarters unless incorporated into parking structures;
    c. If attached to the main building, the structure shall follow all applicable bulk standards for principal buildings.

The Original Redevelopment Plan is hereby further amended to add a new Section 4.E to the Redevelopment Plan to read in its entirety as follows:

4.E: PROHIBITED USES:

The following uses are prohibited in this Redevelopment Area:

1. Spas;
2. Massage parlors; and
3. Tattoo parlors.

Section 4. The zoning district map and the zoning ordinances of the Town are hereby amended to incorporate and reflect the Redevelopment Plan Amendment, and, to the extent provided in the Original 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 Original 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: July 15, 2026
Adopted: August 5, 2026

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 **August 5, 2026** and at said date was duly and finally adopted after public hearing thereon.

_____
Adelinny 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: _____
Adelinny Plaza, RMC
Town Clerk