TOWN OF WEST NEW YORK, NEW JERSEY

PLANNING BOARD MEETING SEPTEMBER 21, 2026 AT 6:00 P.M.

PLANNING BOARD HEARING ON
AREA IN NEED OF REDEVELOPMENT INVESTIGATION

PLEASE TAKE NOTICE that on September 21, 2026 at 6:00 p.m. a meeting of the Town of West New York Planning Board will be held via video conference to consider the designation of an "area in need of redevelopment" for the following parcels of land as identified on the Town Tax Records:

Tax Map Identifier:	Address:
Block 32, Lot 27	6207 Hudson Avenue
Block 32, Lot 28	6205 Hudson Avenue
Block 32, Lot 29	6203 Hudson Avenue

A copy of a report entitled "Preliminary Investigation of an Area in Need of Redevelopment (without Condemnation), Block 32, Lots 27, 28 and 29 (6207, 6205 and 6203 Hudson Avenue)" which includes a map identifying the location of the parcels that are the subject of the proposed redevelopment designation hearing, is on file in the office of the Planning Board Secretary. The report is available for inspection during the hours of 9:00 a.m. to 5:00 p.m., Monday through Friday.

The public hearing is being held pursuant to the Local Redevelopment and Housing Law, *N.J.S.A.* 40A:12A-1 *et seq.* (the "Redevelopment Law"). The Redevelopment Law authorizes municipal governing bodies to designate certain areas of the municipality as being in need of redevelopment. Details on how to access and participate in the public hearing through remote technology are as follows:

Call-In Number: (929) 205-6099
Meeting ID: 840 0476 7876
Passcode: 42860
Website: https://us02web.zoom.us/j/84004767876?pwd=dWVTc3F0Q0IyM1hSTVdTT2lVMDkxZz09

PLEASE TAKE NOTICE:

1) You have a right to be heard at the public hearing. Any interested party may appear at the public hearing and participate in the public hearing, in accordance with the rules of the Planning Board.

2) If the Planning Board recommends the designation of all or a portion of the above-referenced parcels of land as an area in need of redevelopment, and the Town Board of Commissioners designates all or a portion of the above-referenced parcels of land as an area in

need of redevelopment pursuant to *N.J.S.A.* 40A:12A-6, the designation would operate as a finding of public purpose under applicable law.

THE ABOVE-REFERENCED PARCELS OF LAND ARE BEING CONSIDERED FOR NON-CONDEMNATION REDEVELOPMENT AREA DESIGNATION AND THE TOWN SHALL NOT BE AUTHORIZED TO EXERCISE THE POWER OF EMINENT DOMAIN TO ACQUIRE PROPERTY IN THE DELINEATED AREA.

If all or a portion of the above-referenced parcels of land are designated as an area in need of redevelopment by the Town Board of Commissioners, the owner(s) of the designated properties will receive a notice from the Town notifying them of the designation (the "Designation Notice"), and will have **forty-five (45) days from the receipt of the Designation Notice** to challenge the redevelopment designation by filing the appropriate action in the Superior Court of New Jersey, Law Division.

The date of second publication of this Notice is September 10, 2026.