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

ORDINANCE #22/26

ORDINANCE OF THE TOWN OF WEST NEW YORK, IN THE COUNTY OF HUDSON, NEW JERSEY APPROVING AN APPLICATION PURSUANT TO *N.J.S.A.* 40A:20-1 *ET SEQ*. AND AUTHORIZING THE EXECUTION OF A FINANCIAL AGREEMENT WITH MADISON ST PROPERTIES URBAN RENEWAL LLC

WHEREAS, the Town of West New York, in the County of Hudson (the "**Town"**), a public body corporate and politic of the State of New Jersey, is authorized pursuant to the Local Redevelopment and Housing Law, *N.J.S.A.* 40A:12A-1 *et seq*., as amended and supplemented (the "**Redevelopment Law**"), to participate in the redevelopment and improvement of areas in need of redevelopment; and

WHEREAS, on February 12, 2025, the Board of Commissioners of the Town (the "**Board of Commissioners**"), 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" in accordance with the Redevelopment Law; 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 an investigation of the Original Study Area and that certain portion of the Additional Study Area identified on the official tax maps of the Town as Block 152, Lot 25 (collectively, the "**Study Area**"), 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 July 30, 2025, the Board of Commissioners adopted Resolution #R25-183, 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, DMR Architects, Hasbrouck Heights, New Jersey, has 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 (in the form on file in the office of the Town Clerk and available for inspection, the "**Original Redevelopment Plan**"); and

WHEREAS, pursuant to the Redevelopment Law, specifically *N.J.S.A.* 40A:12A-7(e), prior to the adoption of a redevelopment plan, the municipality's planning board shall provide to the governing body of the municipality a report containing the planning board's recommendations concerning the redevelopment plan pursuant to *N.J.S.A.* 40A:12A-7(e); and

WHEREAS, on October 8, 2025, the Board of Commissioners introduced Ordinance #15/25 authorizing and directing the Planning Board to review the proposed Original Redevelopment Plan and provide a report to the Board of Commissioners pursuant to *N.J.S.A.* 40A:12A-7(e); and

WHEREAS, after due consideration of the Original Redevelopment Plan, at a duly noticed and constituted public meeting held on October 20, 2025, the Planning Board determined that the

Original Redevelopment Plan is consistent with the Town's Master Plan and recommended that the Board of Commissioners enact the Original Redevelopment Plan; and

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

WHEREAS, on August 5, 2026, the Board of Commissioners adopted Ordinance #17/26 amending the Original Redevelopment Plan (as amended, the "**Redevelopment Plan**"); and

WHEREAS, Madison St Properties Urban Renewal LLC (the "**Entity**") is the owner of those certain parcels located in the Redevelopment Area designated as Block 152, Lots 26, 26.01, 29 and 30 on the official tax maps of the Town (collectively, the "**Property**"); and

WHEREAS, the Town is designating the Entity as the redeveloper of the Property; and

WHEREAS, the Entity proposes to develop the Property by constructing thereon a single occupied building with a maximum of 5 stories above grade level and 2 stories below grade level, consisting of: (i) a maximum of 80 market rate rental residential units, all located on floors 1 through 4; (ii) approximately 117 parking spaces within the building, all located on the cellar and ground floors; (iii) approximately 5,500 square feet of amenity space located on floor 5; and (iv) other appropriate amenities and related improvements, all in accordance with the provisions of the Redevelopment Plan and the approval of the West New York Zoning Board by resolution adopted on December 1, 2022 (collectively, the "**Project**"); and

WHEREAS, pursuant to *N.J.S.A.* 40A:20-1 *et seq.* (the "**LTTE Law**"), the Entity submitted to the Mayor an application dated as of September 17, 2026 (the "**Application**"), which is on file with the Town Clerk, for approval in connection with the Project; and

WHEREAS, the Mayor submitted the Application and the form financial agreement on file in the office of the Town Clerk and available for public inspection (the "**Financial Agreement**") to the Board of Commissioners with his recommendation for approval, a copy of which recommendation is on file with the Town Clerk; and

WHEREAS, the Board of Commissioners have determined that the Project represents an undertaking permitted by the LTTE Law and approve the findings set forth in the Financial Agreement pursuant to *N.J.S.A.* 40A:20-11; and

WHEREAS, in accordance with the provisions of the LTTE Law, the Board of Commissioners desire to approve the Application and the Financial Agreement.

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 are incorporated herein as though fully set forth at length.

Section 2. The Application is hereby approved in accordance with Section 8 of the LTTE Law.

Section 3. The form of Financial Agreement is hereby approved. The Mayor is hereby authorized and directed to execute the Financial Agreement substantially in the form on file in the office of the Town Clerk and available for public inspection together with such additions, deletions and other modifications deemed necessary upon consultation with counsel to the Town.

Section 4. The Town Clerk is hereby authorized and directed, upon execution of the Financial Agreement by the Mayor, to attest to the signature of the Mayor and to affix the corporate seal of the Town upon such document.

Section 5. The Town Clerk shall file certified copies of this ordinance and the Financial Agreement with the Tax Assessor of the Town in accordance with Section 12 of the LTTE Law.

Section 6. In accordance with Section 12 of the LTTE Law, within ten (10) calendar days following the later of the effective date of this ordinance or the execution of the Financial Agreement by the Entity, the Town Clerk also shall transmit a certified copy of this ordinance and the Financial Agreement to the chief financial officer of Hudson County and to the Hudson County Counsel for informational purposes.

Section 7. The Mayor and Town Clerk are hereby authorized to take such action and to execute such other documents, on behalf of the Town, in consultation with Town counsel, as is necessary to effectuate the terms of the Financial Agreement.

Section 8. If any part(s) of this ordinance shall be deemed invalid, such part(s) shall be severed and the invalidity thereby shall not affect the remaining parts of this ordinance.

Section 9. This ordinance shall take effect in accordance with all applicable laws.

Introduced: October 7, 2026
Adopted: October 21, 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 **October 21, 2026** and at said date was duly and finally adopted after public hearing thereon.

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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