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

ORDINANCE #24/26

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 6120 BUCHANAN URBAN RENEWAL LLC

WHEREAS, the Town of West New York, in the County of Hudson, New Jersey (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 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 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, 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 August 5, 2026, the Board of Commissioners introduced Ordinance #19/26 authorizing and directing the Planning Board to review the proposed 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 Redevelopment Plan at a duly noticed and constituted public meeting held on August 10, 2026, the Planning Board (i) determined the Redevelopment Plan is consistent with the Town's Master Plan, (ii) did not make any additional recommendations concerning the Redevelopment Plan, and (iii) recommended that the Board of Commissioners enact the Redevelopment Plan; and

WHEREAS, on August 19, 2026, the Board of Commissioners adopted Ordinance #19/26 approving the Redevelopment Plan; and

WHEREAS, the Town is designating 6120 Buchanan Urban Renewal LLC (the "**Entity**"), as the redeveloper of the Redevelopment Area; and

WHEREAS, pursuant to *N.J.S.A.* 40A:20-1 *et seq.* (the "**LTTE Law**"), the Entity submitted to the Mayor an application (the "**Application**"), which is on file with the Town Clerk, for approval in connection with the planning, construction and undertaking of the redevelopment project described therein in accordance with the Redevelopment Plan and the Redevelopment Law (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: November 2, 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 **November 2, 2026** and ordered published, for consideration before final passage at a public hearing on **November 23, 2026 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.