

Hackensack Meadowlands District Master Plan Update 2020

New Jersey Sports & Exposition Authority
September 10, 2019

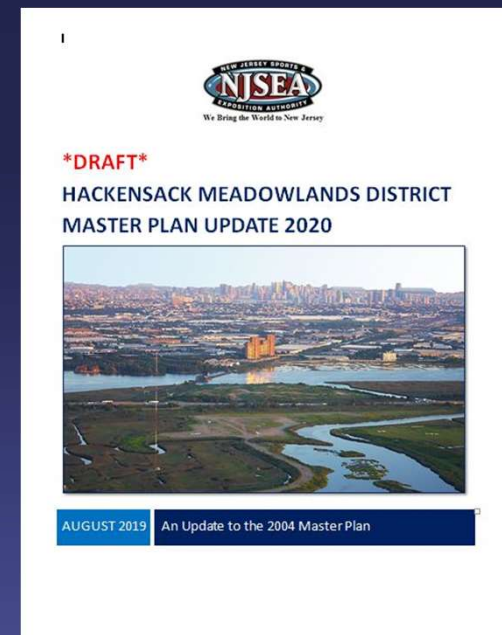
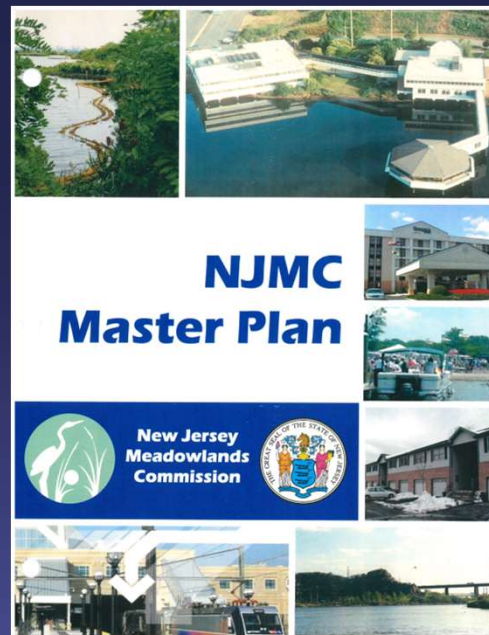


Introduction

- New Jersey Sports and Exposition Authority
- Hackensack Meadowlands Agency Consolidation Act
- Hackensack Meadowlands District
- Mandates

History

- 50th Anniversary of 1970 Comprehensive Land Use Plan
- 2004 NJMC Master Plan
- 2020 Master Plan Update



2020 Master Plan Update



1. Introduction
 2. Population & Economy
 3. Land Use
 4. Housing
 5. Environment
 6. Circulation
 7. Systems Plan
 8. Area Plans
 9. *NEW* Sustainable Meadowlands:
A Guide to Resiliency
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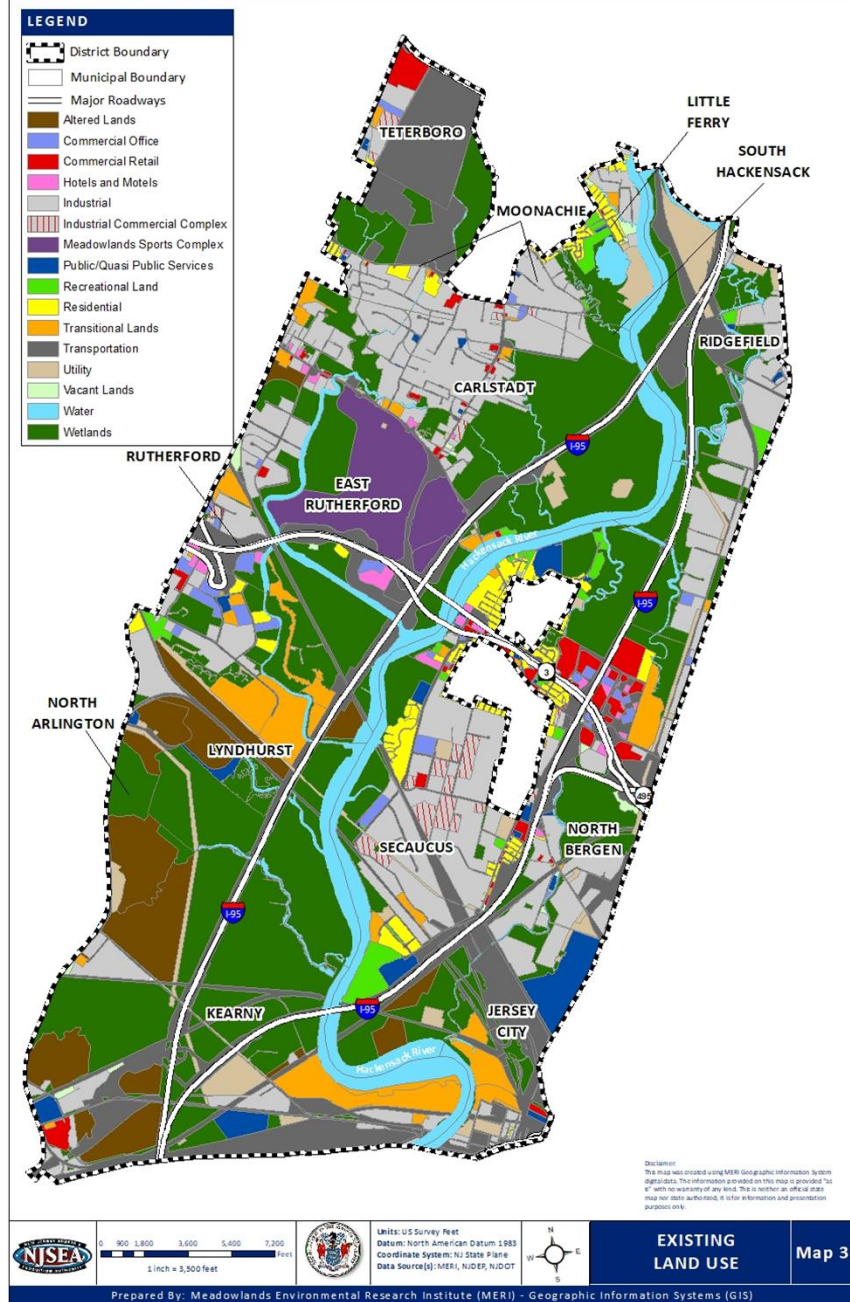
Goals and Objectives



- Natural resources
- Land use
- Economy
- Housing
- Transportation
- Sustainability

HACKENSACK MEADOWLANDS DISTRICT MASTER PLAN 2020

EXISTING LAND USE



Land Use

EXISTING LAND USES WITHIN THE HACKENSACK MEADOWLANDS DISTRICT

CATEGORY	ACRES	PERCENT
Wetlands	6,212.1	32.0%
Transportation	3,974.4	20.5%
Industrial	3,151.0	16.2%
Water	1,397.5	7.2%
Altered Land	1,067.6	5.5%
Transitional Lands	748.7	3.9%
Utilities	580.3	3.0%
Meadowlands Sports Complex	580.0	3.0%
Residential	400.6	2.1%
Public/Quasi Public Services	335.2	1.7%
Commercial Retail	286.6	1.5%
Recreational Land	190.1	1.0%
Commercial Office	164.2	0.8%
Industrial & Commercial Complex	163.0	0.8%
Hotels and Motels	86.9	0.4%
Vacant Land	57.7	0.3%
TOTAL ACRES	19,396.0	100.0%

Sources: MERI GIS and NJSEA Staff Inspections

Build-Out Analysis

FIGURE 3.11 DEVELOPMENT COMPLETED COMPARED TO 2004 MASTER PLAN ESTIMATE

Development Type	2004 Master Plan Estimate (2029 Build-Out)	Completed through December 2018
Residential	3,741 units	3,895 units
Commercial	4,493,326 sq. ft.	1,172,274 sq. ft.
Office	7,439,369 sq. ft.	165,550 sq. ft.
Industrial/Warehouse	12,106,359 sq. ft.	4,737,105 sq. ft.
Hotel	1,750 rooms	436 rooms

Note: Excludes American Dream development at NJSEA-owned property in East Rutherford

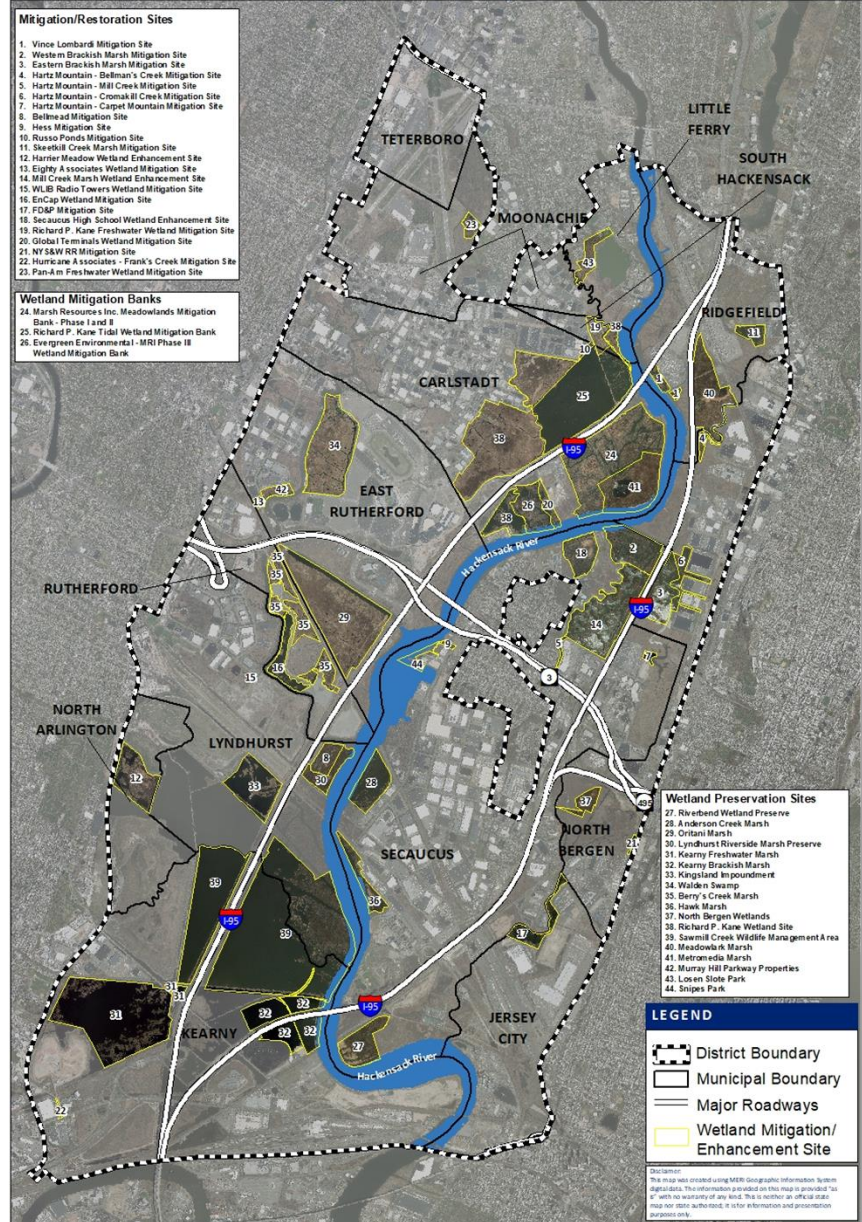
Housing

- NJSEA responsible to plan and zone for affordable housing in the District.
- A-500 requires 20% affordable set-aside in District
- NJSEA Interim Policies / Site Suitability
- Municipal Housing Plan Status



HACKENSACK MEADOWLANDS DISTRICT MASTER PLAN 2020

WETLAND RESTORATION, MITIGATION, AND PRESERVATION SITES



Wetlands

WETLAND SITE CATEGORY	PRE-2004* TOTAL ACRES	2019 TOTAL ACRES	ADDITIONAL WETLAND ACRES SINCE 2004
Restoration/Mitigation Sites	499.7	600.8	101.1
Mitigation Banks	208.7	481.3	272.7
Preservation Sites	1,769.5	2,445.8	676.3
TOTAL ACRES	2,477.9	3,527.9	1,050.0



Anderson Creek Marsh, Secaucus



Units: US Survey Feet
Datum: North American Datum 1983
Coordinate System: NAD 83 State Plane
Data Source(s): MERI, NJDEP, NJDOT

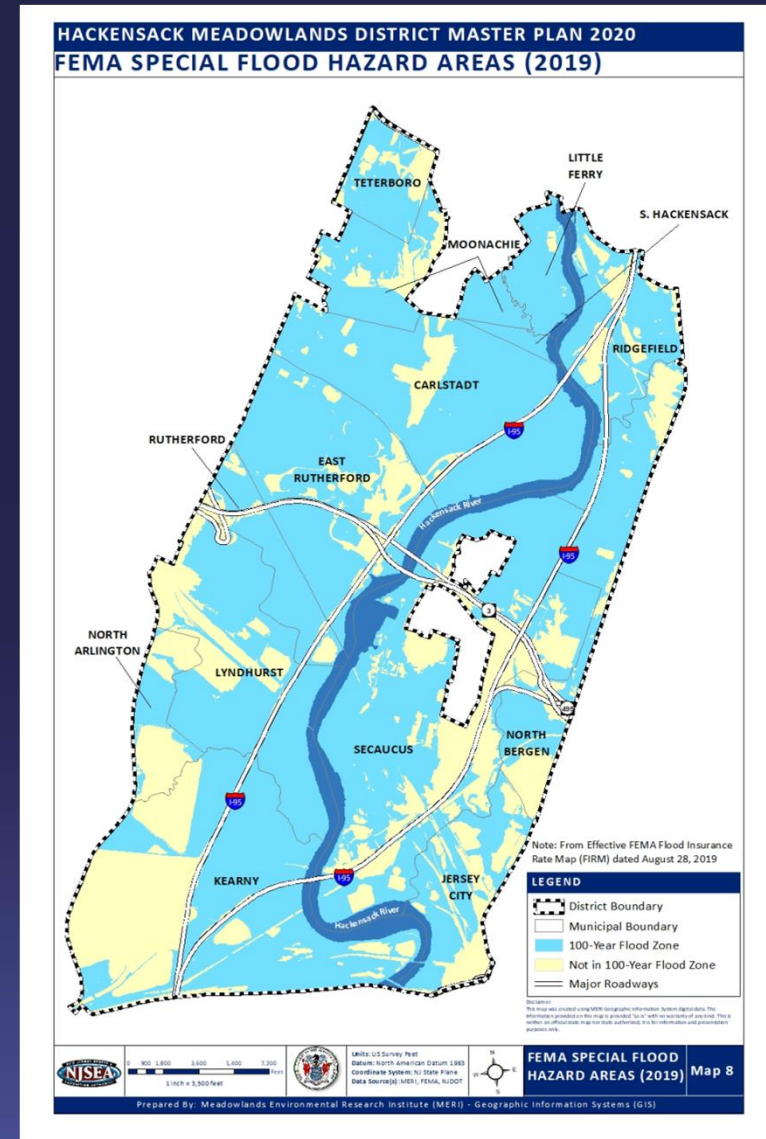


WETLAND RESTORATION, MITIGATION, AND PRESERVATION SITES

Map 7

Flood Plain Management

- Flood plain management planning
- New regulations and map
- Community Rating System
 - Assessment of flooding incidents
 - Water level monitoring (with MERI)
 - Flood warning systems (with MERI)
 - Regional drainage improvements and tide gate installations
 - Drainage system maintenance
 - Wetland acquisition (with MCT)



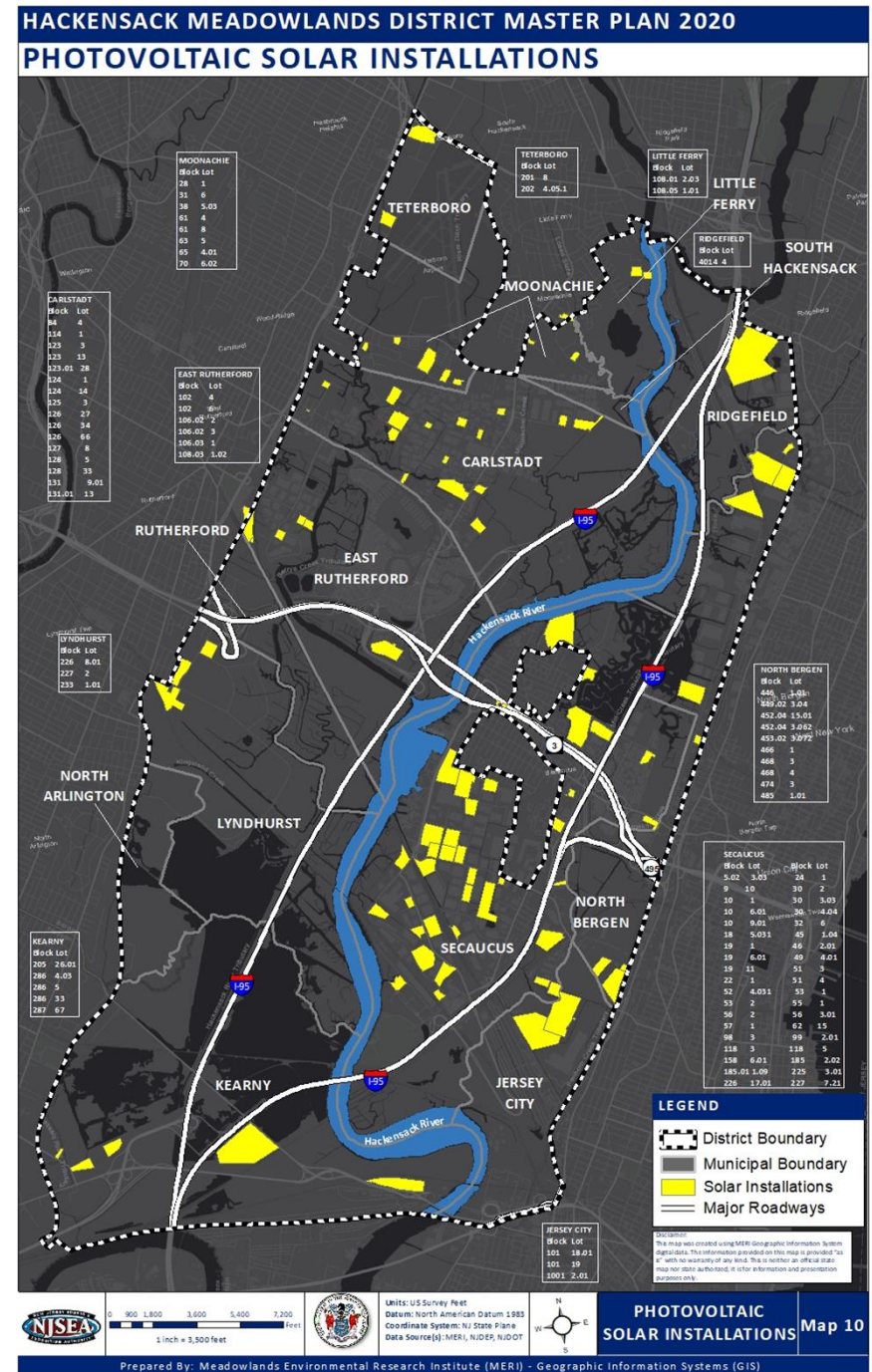
Biota

- Water Quality
- Increased species diversity
 - 470 species of vascular plants
 - 114 species of benthic macroinvertebrates
 - 4 species of amphibians
 - 12 species of reptiles
 - > 50 species of fish
 - 288 species of birds
 - 27 species of mammals
- Several T&E species



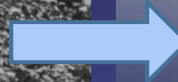
Energy

- 2008 Energy Master Plan
- 50 MW approved in District through June 2019
- 42.25 MW installed



Solid Waste

- Solid Waste Management District
- Landfill closure



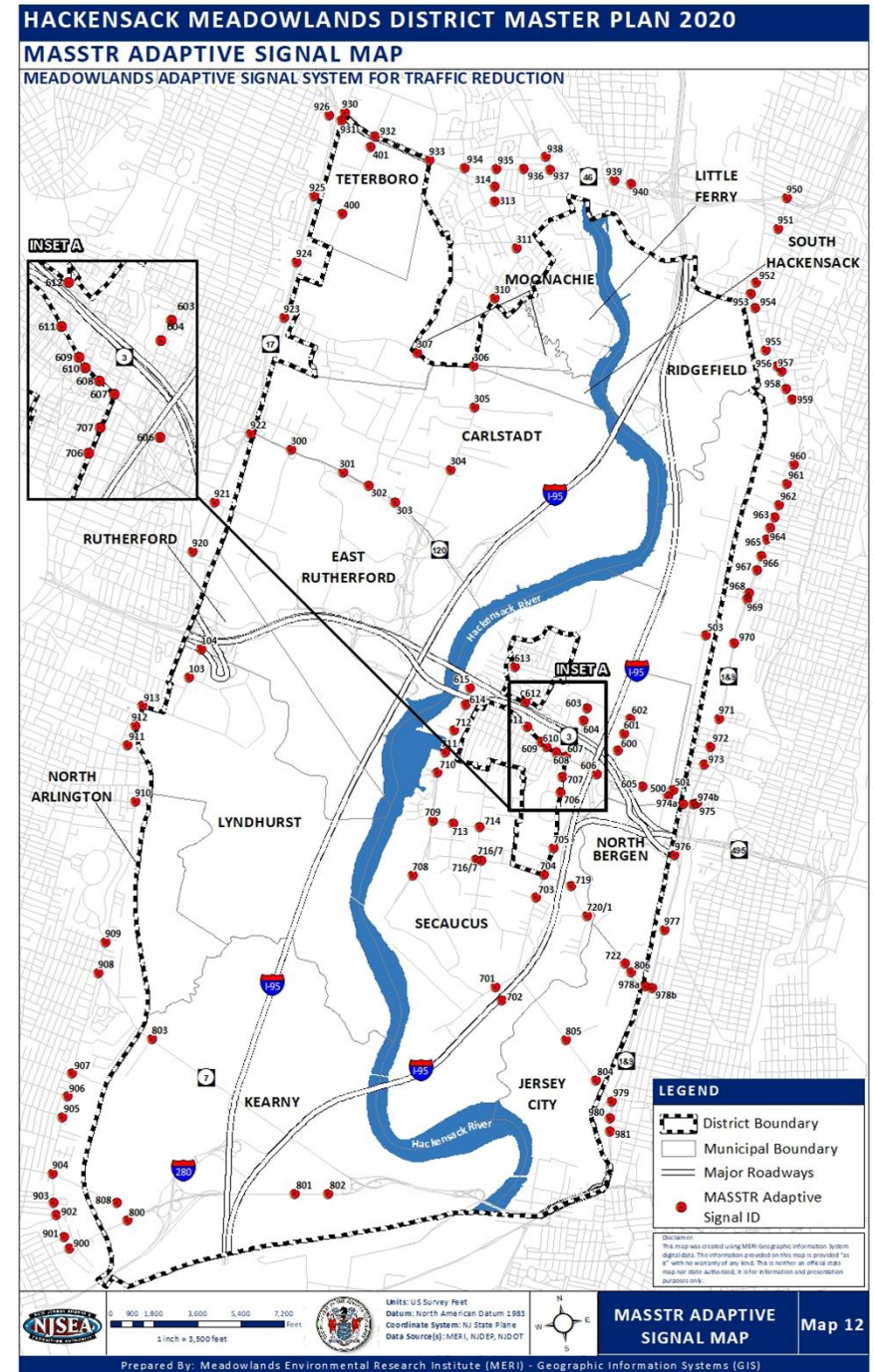
Circulation

- Roadway
- Mass Transit
- Goods Movement
- Pedestrian/Cyclist
- Air Transportation



Circulation (cont'd)

- Hackensack Meadowlands Transportation Planning Act (2005/2015)
- Hackensack Meadowlands District Transportation Plan (2007)
- Transportation Mitigation Assessments
- Meadowlands Adaptive Signal System for Traffic Reduction (MASSTR)



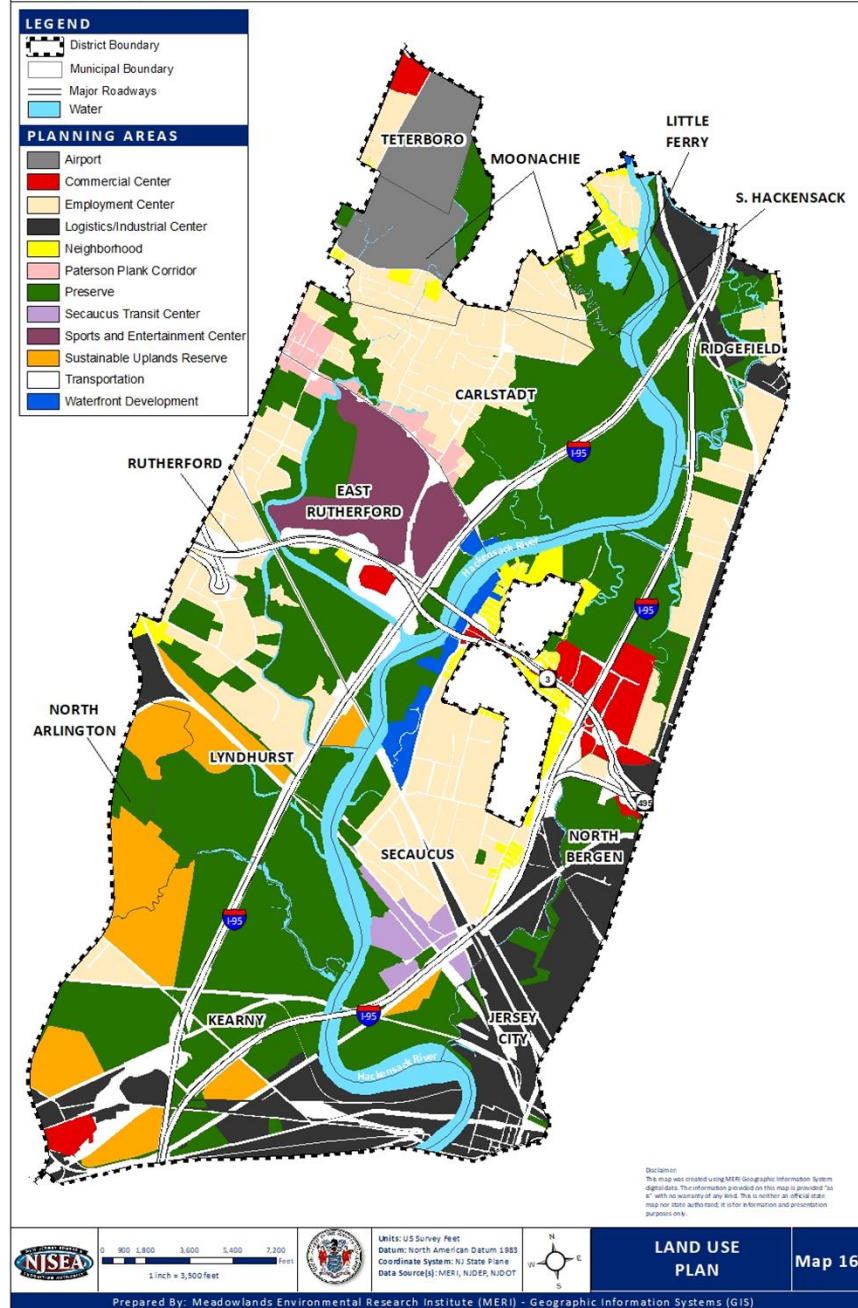
Systems Plan



- Natural Environment
- Economic Development
- Transportation
- Housing
- Community Facilities
- Historic Resources

HACKENSACK MEADOWLANDS DISTRICT MASTER PLAN 2020

LAND USE PLAN



Area Plans

PLANNING AREA	ACRES	PERCENT
Preserve	7,533.1	38.8%
Employment Center	3,234.3	16.7%
Transportation	2,846.5	14.7%
Logistics/Industrial Center	2,158.1	11.1%
Sustainable Uplands Reserve	1,075.0	5.5%
Airport	660.4	3.4%
Sports and Entertainment Center	584.9	3.0%
Neighborhood	407.8	2.1%
Commercial Center	391.4	2.0%
Secaucus Transit Center	174.0	0.9%
Paterson Plank Road Corridor	172.7	0.9%
Waterfront Development	157.8	0.8%
TOTAL AREA	19,396.0	100.0%

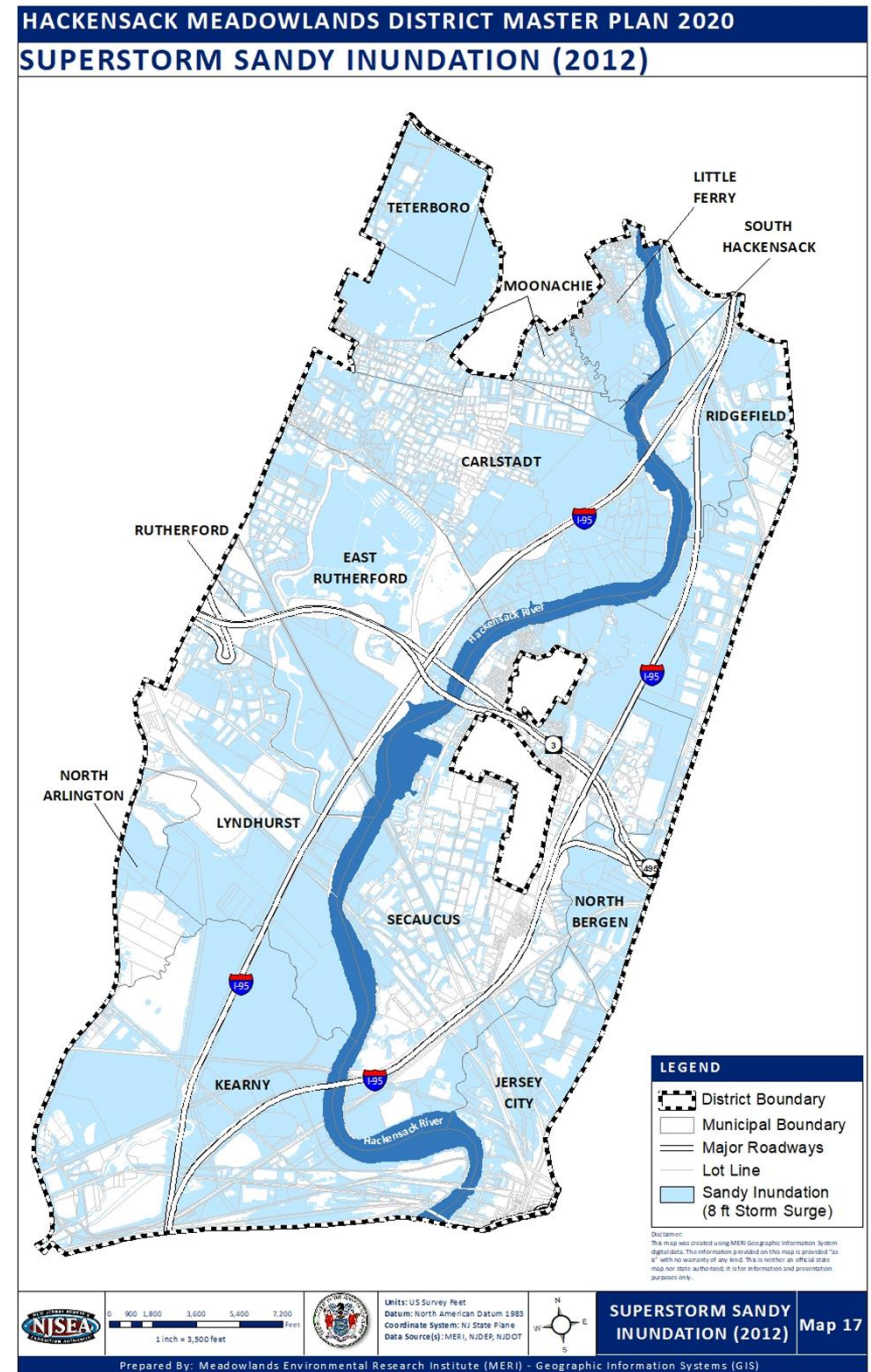
Sustainable Meadowlands



- New resiliency-focused plan to achieve a sustainable Meadowlands
- Agency has been implementing resiliency initiatives for decades through policy initiatives, zoning regulations, and environmental stewardship
- Initiatives include:
 - Finished floor elevation requirements for structures, FEMA CRS participation resulting in flood insurance rate discounts, floodplain management activities, and wetlands acquisition and management

Superstorm Sandy

- Superstorm Sandy Inundation
- Rebuild by Design Meadowlands
 - Stormwater improvements (gray and green infrastructure)
 - Construction to begin in 2020



Sea Level Rise

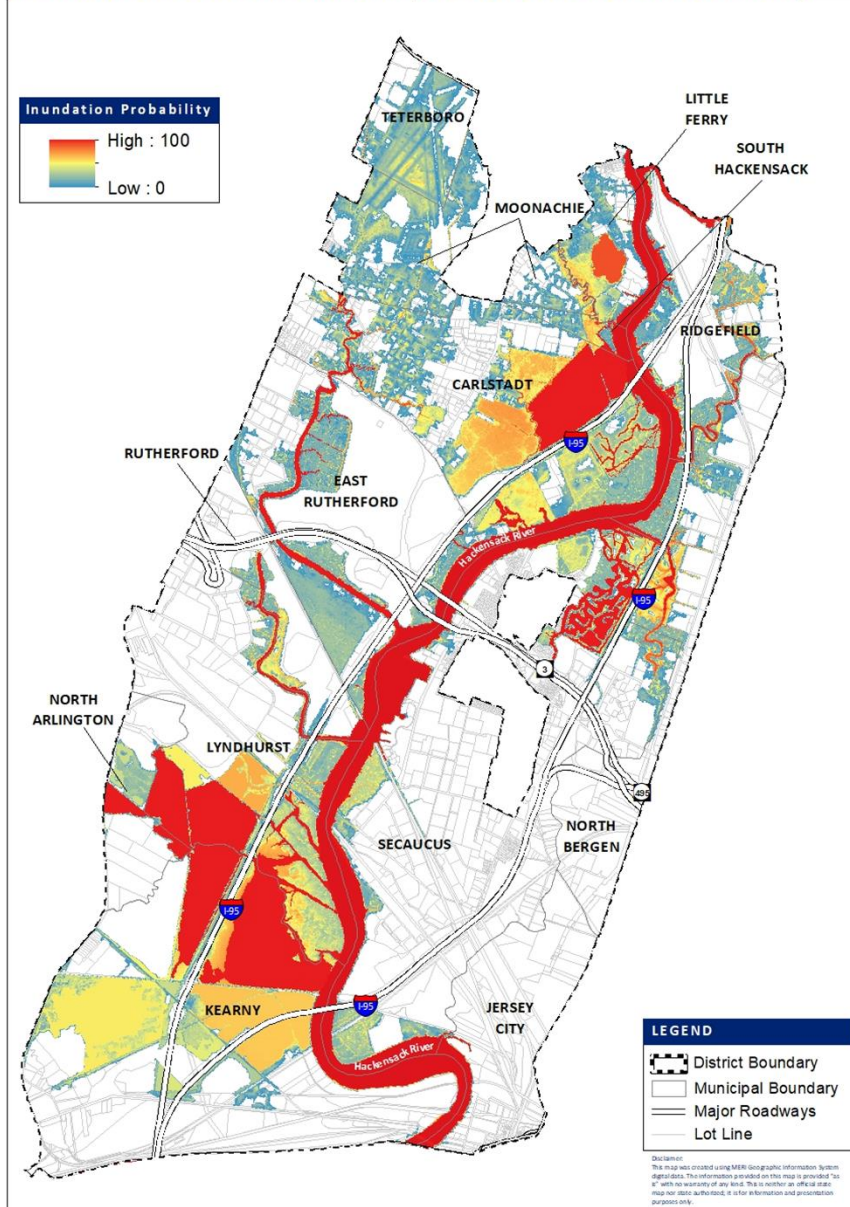
- Sea level is rising in NJ and globally
- Projections based on data from New Jersey Climate Adaptation Alliance, Science and Technology Advisory Panel (STAP) 2016 report, containing sea level rise projections for NJ
- Consistent with NJDEP

Sea Level Rise (SLR) Projections for NJ

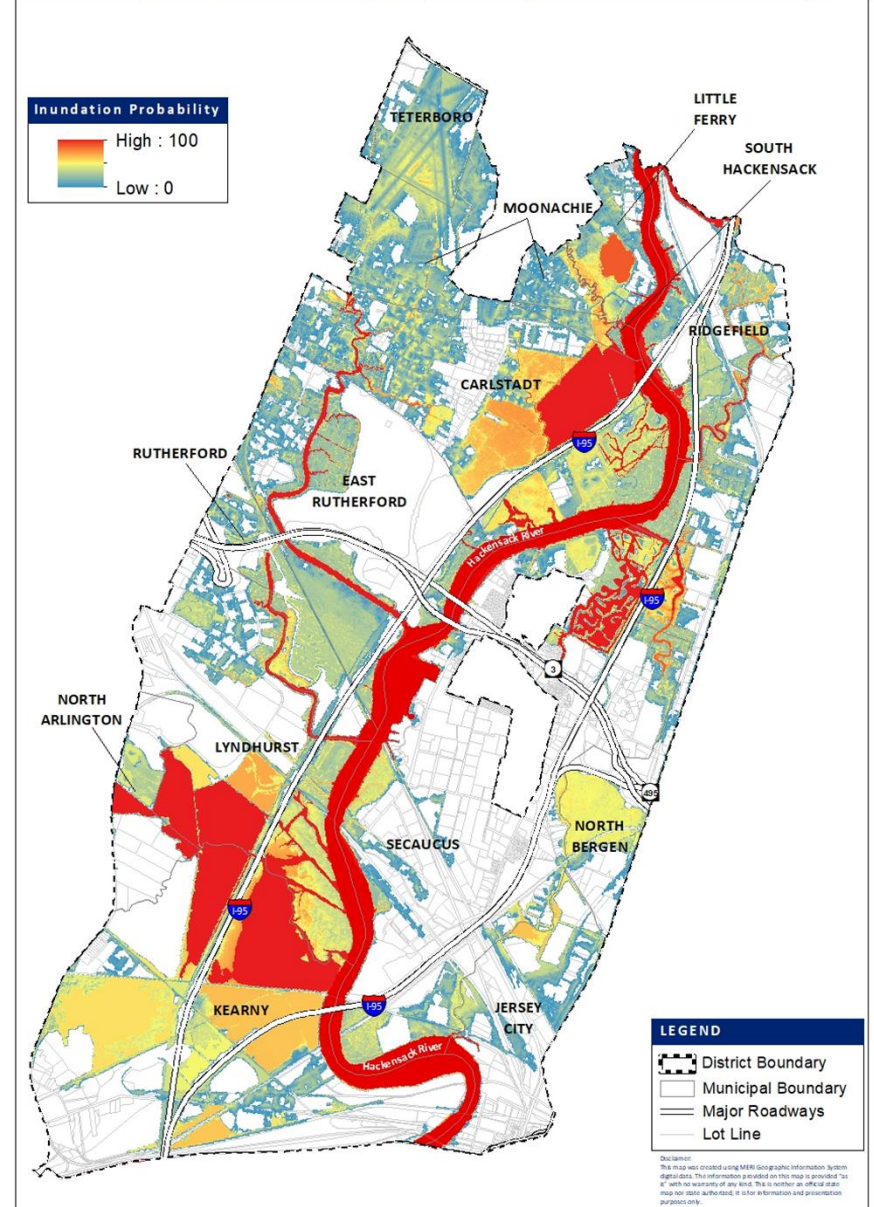
YEAR	CENTRAL ESTIMATE	LIKELY RANGE
	50% probability SLR meets or exceeds:	67% probability SLR is between:
2030	0.8 ft.	0.6 – 1.0 ft.
2050	1.4 ft.	1.0 – 1.8 ft.
2100 Low emissions	2.3 ft.	1.7 – 3.1 ft.
2100 High emissions	3.4 ft.	2.4 – 4.5 ft.

*Source: Assessing New Jersey's Exposure to Sea-Level Rise and Coastal Storms:
Report of the New Jersey Climate Adaptation Alliance Science and Technical Advisory Panel (STAP Report), 2016.
Estimates are based on (Kopp et al., 2014)*

HACKENSACK MEADOWLANDS DISTRICT MASTER PLAN 2020 INUNDATION FOOTPRINT in 2050 (2ft SEA LEVEL RISE PROJECTION)



HACKENSACK MEADOWLANDS DISTRICT MASTER PLAN 2020 INUNDATION FOOTPRINT in 2100 (3ft SEA LEVEL RISE PROJECTION)



Potential Resiliency Strategies

- Comprehensive planning
- Zoning and overlay zones
- Building codes and resilient design
- Setbacks and buffers
- Conditional development and exactions
- Restrictions on Rebuilding
- Hard/Soft Armoring
- Acquisitions
- Conservation Easements
- Rolling Conservation Easements

Schedule

- Public Comment Period
 - 6 weeks (August 5 – September 16)
- HMMC Comment Period
 - 120 days
- Board of Commissioners Vote
 - January 2020
- Final adoption by February 5, 2020

Public Comment

- By E-mail:

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- Public Hearing

<https://www.njsea.com/2020-master-plan-update/>