



We Bring the World to New Jersey

PUBLIC NOTICE
Jersey City/Hilco Redevelopment Investigation
File No. SP-764

PLEASE TAKE NOTICE that the New Jersey Sports and Exposition Authority (NJSEA) has conducted an “in need of redevelopment” investigation and will hold a public hearing to obtain comments on the results of the investigation of the redevelopment potential of the Hilco Site, identified as Van Keuren Avenue, Block 3101, Lots 21, 22, 23, 24, 25, 26, 29, 30, 31, 32, 36, 37, 42, 43 & 44; and Block 7402, Lots 21, 22, 23, 24, 33, 34 & 35 in the City of Jersey City, New Jersey. The majority of parcels are under the ownership of HRP Hudson LLC.

The subject property consists of approximately 117 acres, and is located within the Hackensack Meadowlands District’s Public Utilities, Heavy Industrial and Intermodal B zones. The site was formerly utilized by Public Service Enterprise Group (PSEG) and housed the Hudson Generating Station, a coal fired electrical generating plant that ceased operation at 2018. This site also contains PSEG switching station equipment. These uses are classified as conforming heavy industrial uses.

In a petition dated March 11, 2019, Thomas J. O’Connor, Esq. of Waters, McPherson, McNeill, P.C., requested on behalf of HRP Hudson, LLC the contract purchaser of the property, that the NJSEA investigate the redevelopment potential of the subject property.

On April 11, 2019, the NJSEA Board of Commissioners adopted Resolution No. 2019-13, which authorized the staff to conduct an investigation of the subject property to determine if it meets the conditions to be designated an area in need of redevelopment and to hold a public hearing on the matter.

The NJSEA staff has concluded this investigation and compiled the results in a report entitled, “Draft In Need of Redevelopment Investigation – Hilco Site” (Report), dated August 2019.

A public hearing will be held on Tuesday, August 27, 2019, at 2:00 p.m. at the offices of the NJSEA, One DeKorte Park Plaza, Lyndhurst, New Jersey, to obtain comment on the “in need of redevelopment” investigation.

A copy of the full text of the draft Report and a map of the subject area are available for public inspection during normal office hours at the Authority’s Public Information Center at One DeKorte Park Plaza in Lyndhurst, which may be contacted at (201) 460-1700. The documents are also available for download from the NJSEA website at <http://www.njsea.com/public-notices>.

Interested persons may submit oral or written comments at, or prior to, the public hearing. Upon consideration of the comments submitted, the draft Report will be finalized and the NJSEA staff will prepare a recommendation for the Authority. This recommendation will be considered at a regularly scheduled meeting of the NJSEA.

If there are any questions, or if special requirements are needed under the Americans with Disabilities Act (ADA), please contact Lyndsay Knight, P.P., AICP, Senior Planner, at (201) 460-4155, during regular business hours.

NEW JERSEY SPORTS & EXPOSITION AUTHORITY

A handwritten signature in black ink, appearing to read 'Sara J. Sundell', with a long horizontal flourish extending to the right.

By:

Sara J. Sundell, P.E., P.P.
Director of Land Use Management and
Chief Engineer

Dated: August 5, 2019