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PUBLIC NOTICE

Twelfth Street Redevelopment Investigation File No. SP-770

PLEASE TAKE NOTICE that the New Jersey Sports and Exposition Authority (NJSEA) has conducted an “in need of redevelopment” investigation and will hold a virtual public hearing on **Tuesday, September 27, 2022**, to obtain comments on the results of the investigation of the redevelopment potential of the following properties located within the Hackensack Meadowlands District (“District”) in the Borough of Carlstadt, New Jersey, hereafter, the “Redevelopment Investigation Area”.

Block	Lot(s)	Property Address	Existing Zoning	Property Owner
84	2	651 Twelfth St.	Light Industrial B	Russo Meadowlands Park, LLC
84	3 & 4	600 Sixteenth St.	Light Industrial B	Northern Eagle Beverage Co., Inc.
84	7	626 Sixteenth St.	Light Industrial B	626 Realty
84	8.01	666 Sixteenth St.	Light Industrial B	CCNY 66 Realty, LLC
84	10	601 Sixteenth St.	Light Industrial B	SKC 97, LLC
84	13	Twelfth St.	Road/Rail/ROW	Borough of Carlstadt

The Redevelopment Investigation Area totals approximately 28.6 acres. The subject properties are located in the Light Industrial B (LI-B) zone of the District, with the exception of the Twelfth Street ROW, Block, 84, Lot 13, which is categorized as Roads, Rails, ROWs on the Official Zoning Map. Per N.J.A.C. 19:4-3.6(a), all streets, roads, highways, public ways, and railroad ROWs, if not otherwise specifically designated, shall be deemed to be in the same zone as the property immediately abutting upon the same. Therefore, Lot 13 is also deemed to be in the LI-B zone. Properties within the study area are comprised of industrial or vacant land uses.

The redevelopment investigation was initiated pursuant to a petition to the NJSEA dated June 5, 2020, submitted by Michael J. Pembroke, on behalf of Russo Development, LLC, requesting that the NJSEA investigate the redevelopment potential of the property located at Block 84, Lot 2, in the Borough of Carlstadt, which is owned by Russo Development, LLC. Pursuant to N.J.A.C. 19:3-5.3(f), the additional properties in the Redevelopment Investigation Area were selected to be investigated by the NJSEA staff.

On April 22, 2021, the NJSEA Board of Commissioners adopted Resolution No. 2021-11, which authorized the staff to conduct an investigation of the subject properties to determine whether they meet 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 Carlstadt Block 84 In Need of Redevelopment Investigation Report” (“Report”), dated June 2022.

A copy of the full text of the draft in need of redevelopment investigation report and a map of the subject area are available for download from the NJSEA website at <https://www.njsea.com/public-notice/>.


Pursuant to N.J.S.A. 10:4-6 et seq., the New Jersey Open Public Meetings Law and pursuant to P.L. 2020, c. 11, which allows public bodies to conduct meetings by electronic means during periods of a declared State of Emergency, an electronic public hearing will be held virtually using Zoom video conferencing on **Tuesday, September 27, 2022**. The physical NJSEA facilities will be closed to the public for the public hearing. Members of the public are invited to view the hearing live using Zoom, which also allows them to “raise a hand” and contribute with voice when they are invited to do so during the public comment portion of the public hearing. Please visit the NJSEA website at <https://www.njsea.com/public-notice/> to obtain the Zoom Instructions for the Virtual Public Hearing, including meeting ID number and call-in telephone number.

Any party in interest may appear virtually in person, by agent, or by attorney and present any comments or objections to the relief sought. Written comments must be submitted to Mia Petrou of the NJSEA prior to the date of the hearing, by email at mpetrou@njsea.com or by mail to One DeKorte Park Plaza, P.O. Box 640, Lyndhurst, NJ 07071.

Upon consideration of any comments submitted, the draft in need of redevelopment investigation report will be finalized and the NJSEA staff will prepare a recommendation for the Board of Commissioners. This recommendation will be considered at a regularly scheduled meeting of the NJSEA Board of Commissioners.

If there are any questions, or if special requirements are needed under the Americans with Disabilities Act (ADA), please contact Mia Petrou, P.P., AICP, Supervising Planner, at mpetrou@njsea.com.

NEW JERSEY SPORTS & EXPOSITION AUTHORITY

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

Dated: August 26, 2022