



PUBLIC NOTICE
Secaucus Transit Village Redevelopment Plan Amendment
File No. SP-756

PLEASE TAKE NOTICE that the New Jersey Sports and Exposition Authority (NJSEA) will hold a virtual public hearing on Tuesday, **February 28, 2023, at 10:00 a.m.**, to obtain comments on amendments to the Secaucus Transit Village Redevelopment Plan, originally adopted by the NJMC on April 16, 2004, and amended on May 24, 2006, April 23, 2008, October 21, 2011, and July 20, 2017.

The Secaucus Transit Village Redevelopment Area, located in the Town of Secaucus, within the Hackensack Meadowlands District, comprises approximately 231 acres and is defined as the following: Block 5, Lots 3.03, 3.041 and 3.042, 4, 4.01, 6, 7.01, 7.02, 8 and 9; Block 5.01, Lots 3.01 and 3.02; Block 5.03, Lots 3.051 and 3.052; Block 5.04, Lot 3.06; Block 5.05, Lots 3.07 and 3.08; Block 8, Lots 1 and 2; Block 9, Lots, 8.05, 8.06, 9, 10 and 11; Block 10, Lots 6.01, 8.01, 9.01, 10, 11, 12 and 13; Block 12, Lot 1; and Block 20.01, 0.16-acre portion of Lot 16.

A petition to amend the Secaucus Transit Village Redevelopment Plan was submitted by the Town of Secaucus on September 28, 2017. The petition was submitted pursuant to N.J.A.C. 19:3-5.15, regarding amendments to a redevelopment plan.

The Town of Secaucus submitted a revised petition on December 16, 2019, seeking a further increase in height in The Riverfront Landing Zone, from the previously requested maximum of 15 stories, to a maximum of 25 stories, including a maximum 4 levels of parking.

The hearing is being held in order for the NJSEA to obtain public comment on the proposed plan amendments. The proposed amendments to the redevelopment plan include the following changes:

1. In the Transition Zone, add "Dwelling, multi-family, above the first floor level of a building" as a permitted use under Section V(B)2a of the Plan.
2. In the Riverfront Landing Zone, add Block 5.03, Lots 3.051 and 3.052, in Section V(B)3.
3. Under Design Criteria, Section V(C)2d, increase the maximum number of market rate dwelling units from 1,805 to 2,205 in the Riverfront Landing Zone.
4. Under Design Criteria, Section V(C)2f, include a provision to permit a maximum of 280 market rate dwelling units in the Transition Zone.
5. Amend Design Criteria, Section V(C)2h to provide that all affordable housing units required by applicable State of New Jersey regulations, or court-approved fair share plan, shall be provided on-site, unless otherwise provided at an off-site location by agreement with the municipality, in which instance the number of affordable housing units required on-site may be reduced accordingly.
6. Under Design Criteria, Section V(C)5c, increase the maximum number of permitted stories from 12 stories over a maximum of three levels of parking to 21 stories over a maximum of four levels of parking in the Riverfront Landing Zone.

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

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 February 28, 2023, at 10:00 a.m. 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 draft redevelopment plan amendment. Written comments must be submitted to Cheryl Rezendes of the NJSEA prior to the date of the hearing, by email at crezendes@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 redevelopment plan amendment will be finalized and the NJSEA staff will forward it to the Board of Commissioners for adoption 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 Cheryl Rezendes, AICP, Principal Planner, at crezendes@njsea.com.

NEW JERSEY SPORTS & EXPOSITION AUTHORITY

By: _____

Sara J. Sundell, P.E., P.P.

Director of Land Use Management & Chief Engineer

Dated: February 10, 2023