



We Bring the World to New Jersey

**PUBLIC NOTICE**

**March 29, 2023**

**HRP Hudson LLC - Major Subdivision**

**File No.: 22-387**

Please take notice that an application for a major subdivision has been filed with the New Jersey Sports & Exposition Authority by HRP Hudson Owner LLC, for the premises located along Van Keuren Avenue and identified as Block 3101, Lots 21, 22, 23, 24, 25, 26, 36, 37, 42, 43, 44 and Block 7402, Lots 21, 22, 23, 24, 33, 34 and 35, in the City of Jersey City, New Jersey. The premises is located within the District's Van Keuren Redevelopment Area.

The applicant is proposing a major subdivision, as defined in N.J.A.C. 19:5-3.1(b), which results in the creation of seven (7) lots, specifically proposed Block 7402.01, Lots 1, 2, 3, 4, 5, 6 and 7. A public hearing regarding the preliminary plat of the major subdivision is required to be held in accordance with N.J.A.C. 19:5-5.6(c)2.

Direct access to Van Keuren Avenue will not be provided for four of the proposed lots. One of the proposed lots will not comply with the minimum required lot width of 100 feet. Two of the proposed lots will not meet the minimum open space requirement of 15 percent. As such, a variance application for the three bulk variances has been submitted and will be addressed in a separate public hearing immediately following the hearing for this major subdivision.

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, April 25, 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 and video when they are invited to do so during the public comment portion of the public hearing. Please visit the NJSEA website at [www.njsea.com/public-notices/](http://www.njsea.com/public-notices/) 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 Ron Seelogy of the NJSEA prior to the date of the hearing, by email at [rseelogy@njsea.com](mailto:rseelogy@njsea.com) or by mail to One DeKorte Park Plaza, P.O. Box 640, Lyndhurst, NJ 07071. Plans filed by the applicant are available electronically for public inspection by contacting Ron Seelogy of the NJSEA at [rseelogy@njsea.com](mailto:rseelogy@njsea.com) during regular business hours.

Please email the NJSEA Offices at [info@njsea.com](mailto:info@njsea.com) prior to the hearing if special requirements are needed under the Americans with Disabilities Act (ADA). If there are any questions, please email Ron Seelogy at [rseelogy@njsea.com](mailto:rseelogy@njsea.com) during regular business hours.

Sincerely,

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

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