



PUBLIC NOTICE

Kearny Area Redevelopment Plan Amendment
File No. SP-773

PLEASE TAKE NOTICE that the New Jersey Sports and Exposition Authority (NJSEA) will hold a virtual public hearing on Tuesday, **February 27, 2024, at 10:00 a.m.**, to obtain comments on amendments to the Kearny Area Redevelopment Plan, originally adopted by the NJMC on May 24, 2000, and amended on March 27, 2002, July 14, 2004, September 28, 2011, and June 25, 2014.

The Kearny Area Redevelopment Area, located in the Town of Kearny, within the Hackensack Meadowlands District, comprises approximately 445 acres and is defined as the following: Block 205, Lots 18, 19.02, 24, 25.01, 25.02, 26.01, 26.02, 27-33; Block 253, Lots 5.01, 5.02; Block 275, Lot 1; Block 284, Lots 2.02, 3.002, 3.003, 3.004, 4.021, 4.022, 7, 7.02, 9.01, 9.03, 9.05, 11.01, 11.02, 11.03, 11.04; Block 285, Lots 1.01, 2, 3, 14, 15; Block 286, Lots 4.01, 4.02, 4.03, 4.04, 4.06, 5, 6.01, 6.02, 7, 9, 16, 47, 47.01, and 48.

A petition to amend the Kearny Area Redevelopment Plan was submitted on June 3, 2021, by Thomas O'Connor, Esq. of Waters, McPherson, McNeill, P.C., on behalf of Campbell Foundry Company. The petition was submitted pursuant to N.J.A.C. 19:3-5.15, regarding amendments to a redevelopment plan.

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 Harrison Avenue Retail Center, add "Office" as a permitted use under Section IV(B)1a of the Plan.
2. Under Design Criteria, Section IV(B)1c, parking of vehicles accessory to a building or use that is located within the Harrison Avenue Retail Center shall be permitted, regardless of whether such building or use is permitted or deemed by the NJSEA to be a pre-existing nonconforming use, provided the parking is located on a lot adjacent to such building or use and is adequately screened from the public right of way.

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/>.

The public hearing will be held virtually using Zoom video conferencing on February 27, 2024, 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-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 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.

This notice is posted pursuant to N.J.S.A. 10:4-6 et seq., the New Jersey Open Public Meetings Law.

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

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 & Chief Engineer
Dated: January 31, 2024