



## **PUBLIC NOTICE**

Paterson Plank Road Redevelopment Plan Amendment  
File No. SP-786

**PLEASE TAKE NOTICE** that the New Jersey Sports and Exposition Authority (NJSEA) will hold a virtual public hearing on Tuesday, **March 19, 2024, at 10:00 a.m.**, to obtain comments on amendments to the Paterson Plank Road Redevelopment Plan, originally adopted by the NJMC on September 29, 2003, and amended on February 25, 2004, and December 19, 2012.

The Paterson Plank Road Redevelopment Area, located in the Boroughs of East Rutherford and Carlstadt, within the Hackensack Meadowlands District, comprises approximately 250 acres and is defined as the following properties:

Carlstadt: Block 84, Lots 2, 3, 4, 7, 8.01, 10, 13; Block 91, Lots 1-5; Block 92, Lot 1; Block 97, Lots 1-7; Block 98, Lots 1-3; Block 99, Lots 1&2; Block 100, Lots 1-3; Block 101, Lot 1; Block 102, Lot 1; Block 103, Lot 1; Block 104, Lot 1; Block 110, Lots 1-5; Block 111, Lots 1-5; Block 112, Lots 1-4; Block 113, Lot 1; Block 114, Lots 1, 1.01, 2-5; Block 115, Lots 1-4; Block 116, Lots 1-12; Block 117, Lots 1-4; Block 118, Lots 1-10; Block 119, Lots 1-3; Block 120, Lots 1-8, 10-13, 14.01, 14.02; Block 121, Lots 1.02, 1.03, 3, 3.01, 3.02, 3.03; Block 122, Lots 1-8, 8.01, 9; Block 124, Lots 1-6, 7.01, 10, 11, 12.01, 13, 15, 15.01, 15.02, 16-21, 22.01, 23.01; and Block 128, Lots 1-3, 8 & 35-46; and

East Rutherford: Block 105.01, Lots 1-9; and Block 105.02, Lots 1-5.

A petition was submitted on June 5, 2020, by Michael J. Pembroke 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. During its review of the petition, the NJSEA staff determined that the conditions on and around properties in its vicinity may also merit a redevelopment investigation. In April 2021, the NJSEA Board of Commissioners authorized staff to conduct an investigation of seven parcels adjacent to the Paterson Plank Road Redevelopment Area. The parcels included Block 84, Lots 2, 3, 4, 7, 8.01, 10 and 13 in the Borough of Carlstadt. In November 2022, the Board approved Resolution 2022-51, deeming the parcels to be In Need of Redevelopment. These parcels are included in this amendment to the Paterson Plank Road 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. The expansion of the Paterson Plank Road Redevelopment Area, Light Industrial Center to include Block 84, Lots 2, 3, 4, 7, 8.01, 10 and 13;
2. Under Bulk Requirements, Section IV(D), the Maximum Building Height in the Light Industrial Center has been changed to 3 stories/50 feet, exclusive of any rooftop mechanical equipment or antennas, and as allowed by the FAA, and as serviceable by local fire apparatus.

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 March 19, 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](mailto: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](mailto:crezendes@njsea.com).

NEW JERSEY SPORTS & EXPOSITION AUTHORITY

A handwritten signature in black ink, appearing to read 'Sara J. Sundell', written over a horizontal line.

By: \_\_\_\_\_  
Sara J. Sundell, P.E., P.P.  
Director of Land Use Management & Chief Engineer  
Dated: February 20, 2024