

PATERSON PLANK ROAD REDEVELOPMENT PLAN

Borough of Carlstadt/ Borough of East Rutherford
Bergen County, NJ

DRAFT



2023

Adopted by NJMC Resolution No. 03-66 on September 29, 2003,
Amended by NJMC Resolution No. 04-08 on February 25, 2004,
Amended by NJMC Resolution No. 12-55 on December 19, 2012, and
Amended by NJSEA Resolution XX-XXX on Month Date, 2024.

New Jersey Sports and Exposition Authority
One DeKorte Park Plaza ▪ PO Box 640 ▪ Lyndhurst, New Jersey 07071
www.njsea.com

**PATERSON PLANK ROAD REDEVELOPMENT PLAN
BOROUGH OF EAST RUTHERFORD
BOROUGH OF CARLSTADT
DRAFT**

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; and Block 124, Lots 1-6, 7.01, 10, 11, 12.01, 13, 15, 15.01, 15.02, 16-21, 22.01, 23.01; Block 128, Lots 1-3, 8 & 35-46; and
East Rutherford: Block 105.01, Lots 1-9; and Block 105.02, Lots 1-5

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Amended by NJSEA Resolution No. 24-XXX on Month Date, 2024*

It is certified that all copies of this document are in conformance with the one that was signed and sealed by Sara J. Sundell, New Jersey Professional Planner License No. 5527.



Sara J. Sundell, P.E., P.P.
Professional Planner #5527

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I. REDEVELOPMENT PLAN STATUTORY CRITERIA

A. REQUISITE PLAN INFORMATION

The New Jersey Sports and Exposition Authority's (NJSEA) enabling legislation authorizes the NJSEA to prepare and adopt redevelopment plans within the Hackensack Meadowlands District (District), pursuant to N.J.S.A. 5:10A-24. The redevelopment criteria are set forth in N.J.A.C. 19:3-5. This subchapter of the NJSEA regulations states the framework for the identification of areas in need of redevelopment and provides the procedure to carry out and effectuate the redevelopment of an area.

As set forth in N.J.A.C. 19:3-5.8(a), redevelopment plans shall include the following information:

1. An outline for the development, rehabilitation or redevelopment of the subject area, accounting for area-specific planning objectives relating to land uses; population density; traffic and public transportation improvements; public utilities; recreational and community facilities; and other public improvements;
2. Proposed land uses and building requirements in the redevelopment area; and
3. The relationship of the redevelopment plan to the Hackensack Meadowlands District Master Plan.

B. SPECIFIC PLAN REQUIREMENTS

1. Introduction

This plan is intended to provide for the implementation of the Paterson Plank Road Redevelopment Area, identified as the following parcels:

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; and Block 124, Lots 1-6, 7.01, 10, 11, 12.01, 13, 15, 15.01, 15.02, 16-21, 22.01, 23.01; Block 128, Lots 1-3, 8 & 35-46; and

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

The redevelopment area falls entirely within the NJSEA's jurisdiction and totals approximately 250 acres. The redevelopment area is for a section of Paterson Plank Road (Route 120) that serves as a boundary between the Boroughs of Carlstadt and East Rutherford, and a section of Washington Avenue in Carlstadt, Bergen County, New Jersey. The Paterson Plank Road Redevelopment Area is located east of Route 17 between New Jersey Transit's Pascack Valley Line to the west and Michele Place to the east. The NJSEA Sports Complex is located across Paterson Plank Road from the redevelopment area.

The redevelopment area parcels and location within the District may be found on the Redevelopment Area Maps in **Figure 1** and **Figure 2** (inset). Acreage and land use information for each parcel can be found in **Figure 3**.

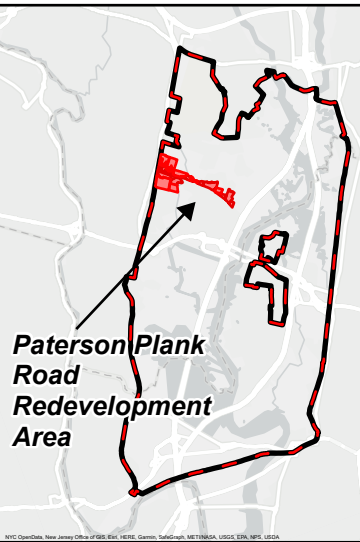
Paterson Plank Road Redevelopment Area

- District Boundary
- Municipal Boundary
- Block Limit
- Block Number
- Lot Limit
- Lot Number
- Commercial Gateway Center
- Environmental Preservation Area
- Light Industrial Center

0 500 1,000 2,000
Ft

Scale: 1:14,000

Units: US Survey Feet
Datum: North American Datum 1983
Coordinate System: NJ State Plane
Data Source(s): MRRI, NJSEA,
Town of Kearny
Map Created: August 2023
Map Imagery: 2020



Disclaimer: This map was created using the NJ Sports and Exposition Authority's Geographic Information System digital data. The information provided on this map are provided "as is" with no warranty of any kind. This is neither an official state map nor state authorized; it is for information and representation purposes only.



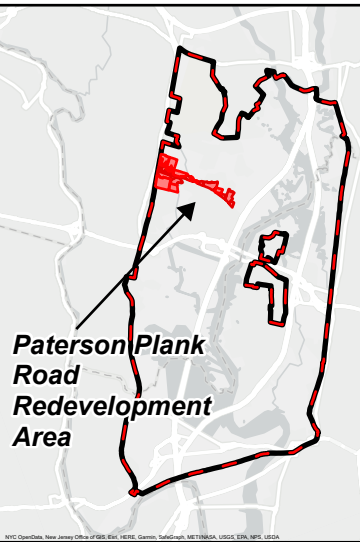
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- District Boundary
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Figure 3: Properties within the Paterson Plank Road Redevelopment Area

BLOCK	LOT	PROPERTY ADDRESS	EXISTING LAND USE	MAP ACRES	TAX ACRES	PROPERTY OWNER
84	2	651 TWELFTH ST	Transitional Lands	16.403	18.4	RUSSO MDLANDS PK LLC
84	3	600 SIXTEENTH ST	Industrial	3.821	3.955	NORTHERN EAGLE BEV CO.
84	4	600 SIXTEETH ST	Industrial	1.701	1.583	NORTHERN EAGLE BEV CO.
84	7	626 SIXTEENTH ST	Industrial	2.181	2.059	626 REALTY
84	8.01	666 SIXTEENTH ST	Wetlands	2.181	2.205	CCNY 66 REALTY, LLC
84	10	601 SIXTEENTH ST	Industrial	1.627	1.83	SKC 97, LLC
84	13	TWELFTH ST	Transportation	0.693	0.7	BOROUGH OF CARLSTADT
91	1	511 THIRTEENTH ST	Transitional Lands	12.194	11.6	TA CARLSTADT LOGISTICS CENTER LLC
91	2	500 THIRTEEN ST	Industrial	0.428	0.9	RML MGT GROUP LLC
91	3	515 THIRTEEN ST	Industrial	0.464		RML MGT GROUP LLC
91	4	257 DIVISION AVE	Industrial	0.153	0.13	TIMIA ENTERPRISES, INC.
91	5	THIRTEENTH ST	Wetlands	0.087	0.1	CAMBREX
92	1	455 SIXTEENTH ST	Industrial	11.302	11.36	455 SIXTEENTH ST. LLC
97	1	426 THIRTEENTH ST	Industrial	0.891	0.891	CAMBREX
97	2	TWELFTH&THIRTEENTHST	Industrial	0.226	0.32	CAMBREX
97	3	THIRTEENTH ST	Industrial	0.117		CAMBREX
97	4	418 THIRTEENTH ST	Industrial	0.205	0.209	417 N REALTY, LLC
97	5	275 BROAD ST	Industrial	0.597	0.586	17 NIGHTINGALES, LLC
97	6	406 THIRTEENTH ST	Industrial	0.108	0.058	ROTHSCHILD REALTY F.L.P.,INC.
97	7	245 BROAD ST	Industrial	0.056	0.054	EINSTEIN AUTO DETAILING&SERVICESLLC
98	1	400 THIRTEENTH ST	Industrial	2.070	2.03	CAMBREX
98	2	401 THIRTEENTH ST	Industrial	0.329	0.321	ROTHSCHILD REALTY F.L.P.,INC.
98	3	225 BROAD ST	Industrial	0.162	0.172	225 BROAD STREET LLC
99	1	415 FOURTEENTH ST	Industrial	1.157	1.14	KHANOMI LL
99	2	219 BROAD ST	Industrial	1.441	1.39	R & R REALTY COMPANY
100	1	FIFTEENTH&SIXTEENTH ST	Vacant Lands	0.034		BOROUGH OF CARLSTADT
100	2	FIFTEENTH&SIXTEENTH ST	Transitional Lands	0.034		BOROUGH OF CARLSTADT
100	3	181 BROAD ST	Industrial	2.358	2.411	KINGSWAY, LLC
101	1	175 BROAD ST	Industrial	2.501	2.5	175 BROAD STREET, LLC
102	1	175 BROAD ST	Industrial	2.605	2.565	175 BROAD STREET, LLC
103	1	155 BROAD ST	Industrial	2.628	2.565	BROAD STREET, LLC
104	1	155 BROAD ST	Industrial	2.340	2.5	BROAD STREET, LLC
105.01	1	PATERSON PLK RD HM	Transportation	0.372	0.386	NEW JERSEY TRANSIT
105.01	2	932 PATERSON PLK RD	Transitional Lands	7.796	8.045	TORK PROPERTIES, LLC
105.01	3	900 PATERSON PLK RD	Commercial Retail	0.563	0.53	KYLE MANAGEMENT LLC
105.01	4	890 PATERSON PLK RD	Industrial	2.871	2.8	PAT PLK STONE SURFACES
105.01	5	880 PATERSON PLK RD	Industrial	1.935	2	WINDSOR AUTOMOTIVE, INC
105.01	7	850 PATERSON PLK RD	Hotels and Motels	2.760	2.7	TIC FFI MEADOW 30 LLC
105.01	8	MURRAY HILL PKWY	Altered Lands	41.143	41.05	NJSEA
105.01	9	MURRAY HILL PKWY	Wetlands	1.860		RENEPAR REALTY CO, LLC
105.02	1	2-100 MURRAY HILL PKWY	Industrial	12.060	12.88	BRANCA PROPERTIES, INC
105.02	2	758 PATERSON PLK RD	Commercial Retail	0.483	0.59	BRAR REALTY LLC

105.02	3	288 PATERSON PLANK	Commercial Retail	0.395	0.433	288 AA&F LLC
105.02	4	200 PATERSON PLK RD	Industrial	3.455	3.1	CUTRUZZULA, LINDA
105.02	5	MURRAY HILL PKWY	Wetlands	15.317	16	NJSEA
110	1	354 THIRTEENTH ST	Industrial	0.315	0.285	354 S 13TH ST LLC/CORRADO BUZZERIO
110	2	338-340 THIRTEENTH ST	Industrial	0.445	0.45	CS 338 THIRTEENTH LLC ETAL
110	3	320-326 THIRTEENTH ST	Industrial	0.486	0.5	LUCKY 13TH ST REALTY LLC
110	4	308-310 THIRTEENTH ST	Industrial	0.237	0.252	LUCKY 13TH ST REALTY LLC
110	5	300 THIRTEENTH ST	Industrial	0.065	0.055	LUCKY 13TH ST REALTY LLC
111	1	355 THIRTEENTH ST	Industrial	0.184	0.161	NATALE MACHINE TOOL CO
111	2	339 THIRTEENTH ST	Industrial	0.348	0.322	NATALE MACHINE TOOL CO
111	3	220 BROAD ST	Industrial	0.496	0.483	D. LLEWELLYN/LDP, LLC
111	4	339 THIRTEENTH ST	Industrial	0.181	0.161	NATALE MACHINE TOOL CO
111	5	319 THIRTEENTH ST	Industrial	0.879	0.849	JESGIA REALTY, LLC
112	1	THIRTEENTH ST	Transportation	0.184		NJDOT
112	2	PATERSON PLANK RD	Transportation	0.211		NJDOT
112	3	PATERSON PLANK RD	Transportation	0.097		NJDOT
112	4	PATERSON PLANK RD	Transportation	0.100		NJDOT
113	1	FOURTEENTH ST	Vacant Lands	0.121	0.087	RELIABLE ASSOC ATT; T. NEWTON
114	1	200 BROAD ST	Industrial	0.154	0.817	TPR REALTY LLC
114	1.01	200 BROAD ST	Industrial	0.140		TPR REALTY LLC
114	2	200 BROAD ST	Industrial	0.567		TPR REALTY LLC
114	3	315 FOURTEENTH ST	Industrial	0.468	0.49	R & R LEASING, LLC
114	4	314 SIXTEENTH ST	Hotels and Motels	1.080	1.9	ORION IV 314 16TH ST LLC
114	5	SVC RD & PAT PLK RD	Transportation	0.036	0.055	NJDOT
115	1	180 BROAD ST	Industrial	1.357	1.245	MOHINDRA ENT LLC
115	2	314 SIXTEENTH ST	Industrial	0.938		POKO - CARLSTADT, LLC
115	3	300 SIXTEENTH ST	Industrial	0.560	0.5	POKO STR PARTNERS LLC
115	4	FIFTEENTH & PAT PLK RD	Industrial	0.271	0.292	POKO STR PARTNERS LLC
116	1	SIXTEENTH ST	Vacant Lands	0.451	0.407	BOROUGH OF CARLSTADT
116	2	333 SIXTEENTH ST	Industrial	0.308	0.321	TGP ASSET LLC
116	3	100 PATERSON PLK RD	Hotels and Motels	0.149		MEADOWLANDS HOTEL, LLC
116	4	100 PATERSON PLK RD	Hotels and Motels	0.146		MEADOWLANDS HOTEL, LLC
116	5	100 PATERSON PLK RD	Hotels and Motels	0.365	1.75	MEADOWLANDS HOTEL, LLC
116	6	100 PATERSON PLK RD	Hotels and Motels	0.292		MEADOWLANDS HOTEL, LLC
116	7	100 PATERSON PLK RD	Hotels and Motels	0.160		MEADOWLANDS HOTEL, LLC
116	8	100 PATERSON PLK RD	Hotels and Motels	0.162		MEADOWLANDS HOTEL, LLC
116	9	100 PATERSON PLK RD	Hotels and Motels	0.163		MEADOWLANDS HOTEL, LLC
116	10	100 PATERSON PLK RD	Hotels and Motels	0.170		MEADOWLANDS HOTEL, LLC
116	11	100 PATERSON PLK RD	Hotels and Motels	0.164		MEADOWLANDS HOTEL, LLC
116	12	BROAD ST	Wetlands	0.311	0.32	BOROUGH OF CARLSTADT
117	1	BROAD ST	Wetlands	1.216	1.164	BOROUGH OF CARLSTADT
117	2	SEVENTEETH ST	Wetlands	0.320	0.483	BOROUGH OF CARLSTADT
117	3	335 PATERSON K RD	Commercial Retail	1.529	1.5	CONTROL REALTY LLC
117	4	335 PATERSON PLK RD	Industrial	0.104	0.8	LOBANA ENGINEERING INC
118	1	BROAD ST & NINETEENTH ST	Wetlands	0.143	0.131	EPHRON, MICHAEL C/O DORNBUSH, ESQ
118	2	EIGHTEENTH ST	Wetlands	0.857	0.831	BOROUGH OF CARLSTADT

118	3	EIGHTEENTH ST	Wetlands	0.191	0.342	BOROUGH OF CARLSTADT
118	4	NINETEENTH ST	Wetlands	0.165		BOROUGH OF CARLSTADT
118	5	316-326 NINETEENTH ST	Industrial	0.661	0.675	LAINO ENTERPRISES INC
118	6	335 PATERSON PLK RD	Wetlands	0.334		LOBANA ENGINEERING INC
118	7	335 PATERSON AVE	Commercial Retail	0.039		LOBANA ENGINEERING INC
118	8	335 PATERSON PLK RD	Industrial	0.213		LOBANA ENGINEERING INC
118	9	335 PATERSON PLK RD	Industrial	0.212		LAXMI BHOJRAJ LLC/MANTRA, INC.
118	10	125 PATERSON PLK RD	Industrial	0.380	0.38	LAINO ENTERPRISES INC
119	1	316 TWENTEETH ST	Industrial	1.349	1.4	316 TWENTIETH STREET LLC
119	2	111 TWENTIETH ST	Industrial	1.156	1.7	BAMBERGER MOLDING COMPOUNDS CORP.
119	3	111 TWENTIETH ST	Industrial	0.402		BAMBERGER MOLDING COMPOUNDS CORP.
120	1	PATERSON PLANK RD	Wetlands	0.211	0.144	HACKENSACK WATER COMPANY
120	2	325 PATERSON PLK RD	Commercial Retail	0.542	0.704	M G K PROPERTIES INC
120	3	331 PATERSON PLK RD	Commercial Retail	0.244	0.253	BARTKOWSKI L.L.C. C/O SCHANEL,J.
120	4	337 PATERSON PLK RD	Industrial	0.234	0.256	57 BELMONT LLC
120	5	333 PATERSON PLK RD	Wetlands	0.171	0.151	BOROUGH OF CARLSTADT
120	6	333 PATERSON PLK RD	Wetlands	0.082	0.103	AMEN, EST. C/O CARMELLA AMEN
120	7	333 PATERSON PLK RD	Wetlands	0.045	0.101	PAPPAS, ANDREW & GERMAINE
120	8	333 PATERSON PLK RD	Wetlands	0.009	0.059	BOROUGH OF CARLSTADT
120	10	TWENTIETH ST	Wetlands	0.189	0.145	BAR 20TH ST PROPERTY, LLC
120	11	TWENTIETH ST	Wetlands	0.295	0.289	ZIMMERMANN ESTATE /BURIAN, F.
120	12	TWENTIETH ST	Wetlands	0.137		BOROUGH OF CARLSTADT
120	13	TWENTIETH ST	Wetlands	0.394	0.7	BOROUGH OF CARLSTADT
120	14.01	BROAD ST	Wetlands	6.605	7.653	BOROUGH OF CARLSTADT
120	14.02	PATERSON PLANK RD	Wetlands	9.168	8.82	STATE OF NEW JERSEY
121	1.02	240 PATERSON PLK RD	Industrial	1.354	1.366	240-248 PAT PLK RD ASSOC
121	1.03	248 PATERSON PLK RD	Transportation	4.779	5.23	TERRENO PAT PLANK LLC
121	3	277 PATERSON PLK RD	Utility	0.799	0.661	UNIVISION RADIO STA GROUP
121	3.01	277 PATERSON PLK RD	Wetlands	2.895	3.3	NJDEP
121	3.02	277 PATERSON PLK RD	Wetlands	0.066		NJDEP
121	3.03	277 PATERSON PLK RD	Utility	0.173		NJDEP
122	1	PATERSON PLANK RD	Wetlands	1.436		SPANISH RADIO/HEFTEL
122	2	PATERSON PLANK RD	Wetlands	0.375	0.3	BOROUGH OF CARLSTADT
122	3	269 PATERSON PLK RD	Industrial	0.274	0.230	GEORGE, RAFIK & MORAD
122	4	PATERSON PLANK RD	Wetlands	0.250	0.228	DAVANZO, JESSIE
122	5	PATERSON PLANK RD	Industrial	0.277	0.281	GRELLA-PRESTO ENT
122	6	420 PATERSON PLK RD	Industrial	0.798	0.7	CUTRUZZULA, LINDA
122	7	266 PATERSON PLK RD	Vacant Lands	0.604	0.7	266 PATERSON PLANK LLC c/o WILSON ASSOCIATES
122	8	GOTHAM PARKWAY	Transitional Lands	1.373	1.4	192 PATERSON PLANK LLC c/o WILSON ASSOCIATES
122	8.01	GOTHAM PARKWAY	Water	0.118		NJDEP
122	9	192 PATERSON PLK RD	Transitional Lands	0.988	1.0	MEADOWLANDS HOSPITALITY PARTNERS LLC

124	1	216 PATERSON PLK RD	Transitional Lands	1.774	2.838	BOROUGH OF CARLSTADT
124	2	216 PATERSON PLK RD	Transitional Lands	0.362		BOROUGH OF CARLSTADT
124	3	216 PATERSON PLK RD	Transitional Lands	0.775		BOROUGH OF CARLSTADT
124	4	216 PATERSON PLK RD	Transitional Lands	0.418		BOROUGH OF CARLSTADT
124	5	216 PATERSON PLK RD	Transitional Lands	3.450	3.1	BOROUGH OF CARLSTADT
124	6	256 PATERSON PLK RD	Industrial	5.359	4.2	TERRENO 60TH AVENUE LLC
124	7.01	296 PATERSON PLK RD	Hotels and Motels	1.565	1.57	COLANDRA ENTERPRISES
124	10	304 PATERSON PLK RD	Hotels and Motels	1.350	1.53	COLANDRA ENTERPRISES
124	11	310 PATERSON PLK RD	Industrial	1.057	1.27	RRSA PATERSON PLK LLC
124	12.01	320 PATERSON PLK RD	Industrial	3.324	2.76	320 PATERSON PLK ROAD LLC
124	13	316 PATERSON PLK RD	Industrial	2.499	2.0	BOLAND HOLDINGS, LLC
124	15	350 PATERSON PLK RD	Wetlands	8.187	8.8	MULTICULTURAL RADIO BROADCASTING, INC
124	15.01	PATERSON PLANK RD	Hotels and Motels	0.398	1.53	COLANDRA ENTERPRISES
124	15.02	310 PATERSON PLK RD	Industrial	0.177		310 PATERSON PLANK ROAD ASSOCIATES
124	16	PATERSON PLANK RD	Vacant Lands	0.461	0.277	B C LAND CORPORATION-GRAMALDI & GRAMALDI
124	17	PATERSON PLANK RD	Industrial	0.199	0.185	LAINO ENTERPRISES INC
124	18	368-370 PATERSON PLKRD	Industrial	0.246	0.185	MAPDAR ASSOCIATES
124	19	368-370 PATERSON PLKRD	Industrial	0.628	0.5	LAINO ENTERPRISES INC
124	20	380 PATERSON PLK RD	Industrial	0.788	0.7	LAINO ENTERPRISES INC
124	21	400 PATERSON PLK RD	Industrial	1.577	1.8	KEN ENTERPRISES, INC.
124	22.01	300 WASHINGTON AV	Commercial Retail	1.892	1.884	GIANT PETROLEUM INC
124	23.01	WASHINGTON AVE	Transportation	0.861	0.76	STATE OF NEW JERSEY
128	1	317 WASHINGTON AVE	Commercial Retail	0.898	0.7	PALSI FAMILY LIMITED PARTNERSHIP
128	2	303 PATERSON PLK RD	Industrial	3.481	3.2	GOODMAN CARLSTADT PATERSON LLC
128	3	MICHELLE PL	Wetlands	2.204		UNION GRAPHICS
128	8	245 MICHELLE PL	Industrial	4.685	4.9	TERRENO PATERSON PLANK III LLC
128	35	395 WASHINGTON AV	Hotels and Motels	0.382	0.82	ANAND HOTEL LLC
128	36	395 WASHINGTON AV	Hotels and Motels	0.384		ANAND HOTEL LLC
128	37	369 WASHINGTON AV	Industrial	1.765	1.8	NIECE, JOSEPH
128	38	333 WASHINGTON AV	Industrial	0.340	3.9	GIC CARLSTADT WASHINGTON LLC DL
128	39	333 WASHINGTON AV	Wetlands	3.287		SOMMER(TRUSTEES), ADOLPH & CYNTHIA
128	40	333 WASHINGTON AV	Industrial	0.242		SOMMER(TRUSTEES), ADOLPH & CYNTHIA
128	41	345 WASHINGTON AV	Vacant Lands	1.464	1.6	SOMMER(TRUSTEES), ADOLPH & CYNTHIA
128	42	WASHINGTON AVE	Industrial	0.038		TEANECK REALTY INC.
128	43	197 WASHINGTON AV	Industrial	0.877	0.882	TEANECK REALTY INC.
128	44	197 WASHINGTON AV	Vacant Lands	1.011	0.9	197 WASH LLC NJ
128	45	325 WASHINGTON AV	Wetlands	1.144	1.2	BORGHOFF(TRUSTEES), EUGENE L
128	46	325 WASHINGTON AV	Industrial	0.806	0.9	BORGHOFF, D. J. E. & E.

Existing land uses in the redevelopment area include manufacturing, vehicle and truck repair, radio station facilities, various industrial uses, hotels, and restaurants. There are also several parcels of vacant land. Berry's Creek, which feeds into the Hackensack River, cuts through a portion of the redevelopment area.

Industrial uses are concentrated in the northwest portion of the redevelopment area. The majority of the buildings were constructed below the NJSEA's minimum first floor elevation requirement and experience frequent flooding conditions. Narrow streets at low elevations restrict mobility within the area, particularly during rainfall events, and the small grid pattern of the roadways in this area has curtailed large-scale development efforts. Numerous characteristics of the area do not conform to current NJSEA regulations, including on-street loading, front yard loading, outdoor storage, and insufficient setbacks, parking and open space. These pre-existing non-conformities have proven to be detrimental to the aesthetic quality of the area, and have made it difficult for large trucks and emergency vehicles to navigate many of the roadways.

2. Context

In September 1998, the Commission authorized staff to conduct an in need of redevelopment investigation for the Paterson Plank Road area to determine if the area was in need of redevelopment. The investigation revealed that the area met the criteria to be determined in need of redevelopment, and the Commission authorized the preparation of the Paterson Plank Road Redevelopment Plan in January 1999. The NJMC issued a Request for Expressions of Interest (REOI) in July 1999; the Commission chose not to select a developer at that time, as none of the proposals met the overall objectives of the redevelopment plan.

In August 2003, the Commission authorized staff to conduct an in need of redevelopment investigation of sixteen parcels adjacent to the Paterson Plank Road Redevelopment Area. The parcels included Block 128, Lots 1-3, 8 and 35-46 in the Borough of Carlstadt. The Paterson Plank Road Redevelopment Plan was adopted in September 2003. The Commission then authorized the preparation of the Washington Avenue Redevelopment Plan in October 2003. Upon review of its land use potential, it was proposed that the Washington Avenue Redevelopment Area be incorporated into the Paterson Plank Road Redevelopment Area. An amendment to the Paterson Plank Road Redevelopment Plan was adopted in February 2004.

In 2007, zoning decisions of East Rutherford and Carlstadt were placed under the control of a court-appointed Special Master. This was the result of a builder's remedy lawsuit filed by Tomu Development against the Boroughs of East Rutherford and Carlstadt. As of this date, the court-appointed Mount Laurel Implementation Monitor is still in place.

The Commission adopted an amendment to the Plan in December 2012 to add permitted uses and use limitations to the Commercial Gateway Center, Light Industrial Center and Environmental Preservation Areas. Additional development requirements were also added, including language regarding sustainable design, riparian rights, affordable housing considerations, redeveloper requirements, and approvals of other governmental entities.

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 in Need of Redevelopment. These parcels are included in this amendment to the Paterson Plank Road Redevelopment Plan.

Contamination

The Paterson Plank Road Redevelopment Area has been impacted by historical industrial activities. The redevelopment area includes three Superfund sites. The former Scientific Chemical Processing (SCP) site in Carlstadt (Block 124, Lots 1-5) and the Universal Oil Products (UOP) site in East Rutherford (Block 105.01, Lot 8) are in the process of being remediated. The Berry's Creek Drainage Basin is the third Superfund site located within the redevelopment area. Another Superfund site, Ventron/Velsicol (Block 84, Lot 5), located immediately north of the redevelopment area in the Borough of Wood-Ridge, has been remediated. Ventron/Velsicol was a significant source of mercury contamination in the Berry's Creek Drainage Basin.

Berry's Creek is an approximately 6.5 mile-long tributary of the Hackensack River. Portions of the creek are located in the Boroughs of Teterboro, Moonachie, Wood-Ridge, Carlstadt, Rutherford, and East Rutherford. In addition to the mercury contamination from Ventron/Velsicol, numerous contaminants from multiple sources have been discovered. The SCP and UOP sites are located within the Berry's Creek watershed. In 2008, over 100 parties entered into an agreement with the US Environmental Protection Agency (EPA) to investigate the contamination. The Remedial Investigation/Feasibility Study (RI/FS) of the Berry's Creek Study Area (BCSA), an assessment of contaminants and feasibility study for cleanup alternatives, was completed in 2018. In September 2018, EPA signed a Record of Decision (ROD) describing the \$332 million cleanup plan for the Berry's Creek Study Area (BCSA). In September 2019, the BCSA Group signed a settlement agreement with EPA to develop the remedial, or engineering, design for the remedy selected in the ROD. This design, known as the Remedial Design Report, will be submitted to EPA in May 2024. Cleanup is expected to begin in 2025, and will take approximately four years to complete.

KCSNJ

The Known Contaminated Sites of New Jersey (KCSNJ) report is produced by NJDEP in response to N.J.S.A. 58:10-23.16-17 which requires preparation of a list of sites affected by hazardous substance. This list, which is updated quarterly, details sites of confirmed soil or water contamination at levels greater than the applicable cleanup criteria or standards. The following additional properties (**Figure 3**) in the redevelopment area are listed as "Active Sites with Confirmed Contamination" as of August 2023 KCSNJ report.

Figure 4: “Active” Sites on the NJDEP Known Contaminated Site List

MUNICIPALITY	PI #	PI NAME	BLOCK	LOT	ADDRESS
Carlstadt	015054	DIAMOND SHAMROCK CHEMICALS CO.	84	2	RT 17 N AND BERRY AVE
Carlstadt	553293	15TH STREET RIGHT OF WAY/BROAD STREET	99	2	15TH ST & BROAD ST
Carlstadt	969316	240 PATERSON PLANK ROAD	121	1.02	240 PATERSON PLANK RD
Carlstadt	237946	ALUMINUM ANODIZING INC	91	2	500 13TH ST
Carlstadt	024248	ARSYNCO INCORPORATED	91	1	511 13TH ST
Carlstadt	G000008818	BERRYS CREEK DRAINAGE BASIN			N/A
Carlstadt	020781	COSAN CHEMICAL CORPORATION	98	1	400 14TH ST
Carlstadt	G000003390	ELECTROMEK COMPANY	119	1	316 20TH ST
Carlstadt	779272	HOTEL CARLSTADT LLC	115	2	300 314 16TH ST
Carlstadt	G000003575	SCIENTIFIC CHEMICAL PROCESSING INC	124	2	216 PATERSON PLANK RD
Carlstadt	694028	SOMMER SITE	128	41	333 345 WASHINGTON AVE
Carlstadt	755296	STANS AUTO BODY	120	3	331 PATERSON PLANK RD
Carlstadt	970340	WAREHOUSE PROPERTY	128	37	369 WASHINGTON AVE
East Rutherford	G000001228	UNIVERSAL OIL PRODUCTS INCORPORATED	105.01	8	RT 17 & PATERSON PLANK RD
East Rutherford	009534	MEADOWLANDS FUEL STOP INC	105.02	2	758 PATERSON PLANK RD
East Rutherford	007738	MEADOWLANDS PLATING & FINISHING INC	105.01	4	890 PATERSON PLANK RD

3. Goals and Objectives

This redevelopment plan is predicated on the following goals and objectives:

- To promote the public health, safety, and general welfare through the NJSEA’s redevelopment powers.
- To promote economic development and create job opportunities in the District.
- To support opportunities for properties deemed in need of redevelopment to meet current environmental standards.
- To accommodate regional demand for modern industrial development and e-commerce logistics.
- To promote safe and efficient circulation for both vehicles and pedestrians within, and in the vicinity of, the redevelopment area.

4. Land Uses

The following general assumptions were made in the selection of the land uses for the redevelopment area:

- a. Development shall be permitted only to the extent that existing utility, transportation, and municipal infrastructure can support it, or to the extent that the developer is willing to provide improvements that will support it.
- b. A redeveloper shall be required to submit a Project Impact Assessment (PIA) in accordance with N.J.A.C. 19:4-10.
- c. A detailed traffic impact study, as set forth in N.J.A.C. 19:4-7.10 *et seq.*, shall be prepared identifying mitigating measures to be performed by the developer, if required.
- d. For any proposal that requires an improvement to mitigate an impact identified in the PIA in accordance with N.J.A.C. 19:4-10.10, the developer shall enter into an agreement with the NJSEA within 60 days of issuance of a zoning certificate for the project.
- e. Appropriate buffers shall be provided adjacent to wetlands and/or environmentally sensitive areas.
- f. It is the sole responsibility of the developer to perform due diligence in order to determine if there is any contamination remaining from a former use of any site or from any other activity that may have occurred on a site. The developer shall perform any environmental clean-up deemed necessary, in accordance with New Jersey Department of Environmental Protection requirements.

5. Transportation Infrastructure

The redevelopment area straddles Paterson Plank Road (Route 120) from the east side of Route 17 southeast towards Washington Avenue. East of Washington Avenue, the redevelopment area extends along Paterson Plank Road to Michele Place. Route 120 continues south of the intersection of Paterson Plank Road and Washington Avenue and serves as an alternate route connecting Route 3 and Route 17.

Various roadway improvements have been constructed in the vicinity of the redevelopment area in recent years. These improvements were completed in conjunction with several projects previously proposed for the Meadowlands Sports Complex. These improvements included:

1. Additional ramps and lanes on the Arena site;
2. New service road along Route 120 Northbound;
3. New flyover ramp from Route 3 EB to Route 120 NB Service Road;
4. Additional lane on ramp from Route 120 SB to Route 3 WB;
5. Additional lane on Route 120 SB adjacent to the Meadowlands Sports Complex;
6. Additional lanes on the NJ Turnpike Interchange 18W Sports Complex access ramps;
7. Reconfiguration of the NJ Turnpike Interchange 16W with additional lanes and ramps;
8. Additional lane on Route 3 EB Sports Complex Access Ramp;
9. New flyover from Route 120 SB to Route 3 EB; and
10. Additional lanes, widening and shoulders on Paterson Plank Road to Route 17.

The traffic flow on Paterson Plank Road has been improved by the recent roadway improvements. At Paterson Plank Road and the Route 17 northbound ramps, the east and westbound (geographic direction) approaches have been widened to three lanes. The northbound approach ramp consists of two lanes, one

left turn lane and one right turn lane. At Paterson Plank Road and Murray Hill Parkway, Paterson Plank Road has been widened from the Route 17 northbound ramps to beyond Murray Hill Parkway. The southbound approach was widened to two lanes. The northbound approach remains unchanged. At Paterson Plank Road and Gotham Parkway, the westbound approach was widened to three lanes, providing two westbound through lanes and an exclusive right turn lane.

NJ Transit and the NJSEA constructed a rail station adjacent to MetLife Stadium and a rail link to the Pascack Valley Line. Rail service began in 2010 for events at the Stadium; this rail line is used for NFL home games and special events only.

6. Recreational Facilities

There are several recreational facilities in the vicinity of the redevelopment area. The NJSEA's River Barge Park is located on Outwater Lane in Carlstadt, just east of the redevelopment area. This 5.5-acre riverfront park includes a 650-square-foot open-air educational pavilion and a 2,400-square-foot paddle center. The NJSEA Sports Complex is located south of the redevelopment area. The Meadowlands Sports Complex includes MetLife Stadium, home of the NY Giants and NY Jets NFL teams, as well as Meadowlands Racing and Entertainment, the Arena, and American Dream Meadowlands.

7. Relationship to Hackensack Meadowlands District Master Plan and Regulations

Relationship to Master Plan

The current Master Plan for the Hackensack Meadowlands District was adopted in February 2020. The Land Use Plan of the Hackensack Meadowlands District Master Plan Update 2020 designates 12 Planning Areas in the District. The redevelopment area is designated as the Paterson Plank Corridor Planning Area. The Paterson Plank Road Corridor Planning Area is intended to be redeveloped as a significant destination point for visitors and supportive businesses in conjunction with the sports and entertainment venues and the American Dream development at the Meadowlands Sports Complex site. The planning area currently contains a mix of industrial and commercial uses, with an emergent trend toward hotel development.

The Land Use Plan envisions a combination of commercial and entertainment uses along the frontage of Paterson Plank Road. Residential uses are not contemplated in this Planning Area due principally to environmental concerns, the character and configuration of the roadway network, and the lack of safe connections to supportive uses in the neighborhood core outside the District boundary. Office, retail, and hotel uses are planned in a comprehensive manner to coordinate the various commercial uses and to provide adequate access and parking. Properties within the area that do not contain frontage on Paterson Plank Road are intended to be occupied with light industrial uses, which may also provide support to the sports and entertainment venues and the American Dream development at the Meadowlands Sports Complex. It is anticipated that large-scale development of this area will require the market-driven assembly of properties.

During the preparation of the 2020 District Master Plan, input was sought from constituent municipalities and stakeholders to coordinate a balance between economic vitality and environmental preservation.

The District Zoning Regulations and Official Zoning Map serve as the implementation tool for the land use planning objectives of the master plan. Pursuant to the NJSEA statute at N.J.S.A. 5:10A-1 et seq., the NJSEA is authorized to adopt codes and standards with regards to the zoning and rezoning of lands within the

Meadowlands District, and to conduct redevelopment activities. Regulations specific to the planning and zoning of redevelopment areas are provided in N.J.A.C. 19:3-5.1 *et seq.*

This amended Redevelopment Plan supersedes the existing zoning regulations and/or prior redevelopment plan(s) applicable to the redevelopment area, per N.J.A.C. 19:3-5.11(a) and 5.15(i). Any zoning or planning standard not specifically addressed within this redevelopment plan will be subject to the District Zoning Regulations for appropriate review and regulatory criteria. Any redevelopment project must address relevant development regulations of the NJSEA.

8. Smart Growth and Sustainability

The NJSEA recognizes the State of New Jersey's use of smart growth principles to guide land use decisions and develop strategies to address conservation challenges. In the District, Smart Growth principles such as economic growth and redevelopment are promoted in the planning and zoning activities of the NJSEA.

The District's regulations also promote Smart Growth through sustainability initiatives, including the adoption of regulations encouraging sustainable green building practices. N.J.A.C. 19:4-6.6 provides incentives for applicants to the NJSEA to utilize green building practices or install alternative green building components, such as those recognized in green building certification programs, including the U.S. Green Building Council (USGBC) Leadership in Energy and Environmental Design (LEED) certification.

II. POTENTIAL IMPLEMENTATION STRATEGIES

A. POWERS OF THE REDEVELOPMENT AGENCY

The following provides the statutory provisions, pursuant to N.J.S.A. 5:10A-24, which the NJSEA may utilize to implement this redevelopment plan:

1. The NJSEA shall prepare and adopt a redevelopment plan for each area in the District determined by the NJSEA to be an area in need.
2. A municipality which has land subject to the jurisdiction of the NJSEA and adopts the NJSEA's redevelopment plan shall have the authority to approve or reject an application for a permit. The municipality shall provide the NJSEA all documentation, plans, and information regarding all applications. All fees generated by these applications and approvals shall be retained by the municipality. Any approval of any plan review or subdivision application by a municipality pursuant to this subsection shall be limited by, and based upon, the rules, regulations, and standards in a resolution adopted by the NJSEA and the municipality. All fees generated by these applications and approvals shall be retained by the municipality.
3. For those municipalities that do not adopt the NJSEA's redevelopment plan, the NJSEA may issue the permit for the proposed construction or alteration as being in conformity with the redevelopment plan. Any variations and modifications of the redevelopment plan shall be the responsibility of the NJSEA. A permit shall not be issued without a certificate from the Chief Engineer, or equivalent official of the NJSEA, that the proposal is in conformity with the NJSEA's redevelopment plan.
4. In undertaking projects pursuant to any redevelopment plan, the NJSEA may:
 - i. Acquire by condemnation or otherwise, real or personal property, or any interest therein, including such property as it may deem necessary or proper, although temporarily not required for such purposes, in an area in need and in any area within the District designated by the NJSEA as necessary for relocation of residents, industry or commerce displaced from a redevelopment area;
 - ii. Clear or reclaim any area so acquired and install, construct or reconstruct projects therein necessary to prepare such area for development;
 - iii. Relocate or arrange or contract with public or private agencies for the relocation of residents, industry, or commerce displaced from the area in need;
 - iv. Dispose of real property so acquired by sale, lease or exchange for the uses and purposes specified in the redevelopment plan, to any person or public agency;
 - v. Study the recommendations of the constituent municipality's planning board impacted by the redevelopment plan for redevelopment of any area within that municipality and make its own investigations as to current trends in the area in need, as established by the NJSEA;

- vi. By contract or contracts with public agencies or redevelopers or by its own employees' or consultants' plan, plan, construct, reconstruct, operate, maintain and repair any redevelopment or other project or any part thereof; and
- vii. Make and adopt plans for carrying out a program of voluntary repair and rehabilitation of buildings and improvements, and for the enforcement of codes and laws relating to the use of land, the use and occupancy of buildings and improvements and to the control over the pollution of water and air and the disposal of solid waste.

B. NJSEA INVOLVEMENT

The NJSEA has wide ranging powers to effectuate a redevelopment plan, ranging from the rezoning of property for private development, up to and including condemnation, ownership, and public development of the tract. The authority of the NJSEA in undertaking redevelopment projects is enumerated under N.J.S.A. 5:10A-1 *et seq.*

No condemnation by the NJSEA is anticipated to be necessary to implement this redevelopment plan. The role of the NJSEA is to provide the zoning that will enable the redevelopment of the subject properties.

III. SELECTED LAND USE OPTION

A. SELECTION OF RECOMMENDED LAND USES

The redevelopment area has been divided into three sections, described below and depicted on Figure 1, the Paterson Plank Redevelopment Area Map, in order to facilitate planning objectives for the area.

Environmental Preservation Area

Carlstadt: Block 116, Lots 1 and 12; Block 117, Lots 1-2; Block 118, Lots 2-4; Block 120, Lots 8, 10-13, 14.01, 14.02; Block 121, Lot 3.01; Block 122, Lot 1; and Block 124, Lot 15; East Rutherford: Block 105.01, Lots 8-9; and Block 105.02, Lot 5.

The Environmental Preservation Area consists of parcels that contain wetlands, some of which are municipally or state-owned. These parcels are scattered throughout the redevelopment area. Some of the existing properties contain radio stations and broadcast towers. This area also includes the former UOP property (Block 105.01, Lots 8 & 9), owned by the NJSEA and bisected by NJ Transit's Meadowlands Rail Line. The recommended land uses for this area are communications transmission towers and light public utilities, along with the preservation and/or enhancement of existing wetlands.

Commercial Gateway Center

Carlstadt: 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 2-11; Block 117, Lots 3-4; Block 118, Lots 1, 5-10; Block 119, Lots 1-3; Block 120, Lots 1-7; Block 121, Lots 1.01, 1.02, 3, 3.02, 3.03; and Block 122, Lots 2-8, 8.01, 9; Block 124, Lots 1-6, 7.01, 10, 11, 12.01, 13, 15.01, 15.02, 16-21, 22.01, 23.01; and Block 128, Lots 1-3, 8, and 35-46; East Rutherford: Block 105.01, Lots 1-7; and Block 105.02, Lots 1-4.

The Commercial Gateway Center will serve as a gateway to both the Paterson Plank Road corridor and the NJSEA Sports Complex. This area includes acreage on the north and south sides of Paterson Plank Road. The recommended land uses for this area will provide for a continuation of commercial, retail, and light industrial uses.

Light Industrial Center

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; and Block 104, Lot 1

The Light Industrial Center includes light industrial uses in the area north of Broad Street. This area does not have immediate access to Paterson Plank Road, but is served by several local roadways including Berry Avenue, 11th Street, 12th Street, 13th Street, 16th Street and 20th Street. The recommended land uses for this area will provide for a continuation of well-planned light-industrial uses, flex-space, office facilities and warehouses.

IV. REDEVELOPMENT PLAN STANDARDS

A. REDEVELOPMENT STANDARDS

The standards contained within this redevelopment plan shall supersede existing regulations as contained in N.J.A.C. 19:4-1 *et seq.* District regulations at N.J.A.C. 19:3, 19:4, 19:5, 19:6, and 19:7 shall be consulted for any site requirements or standards not specifically set forth herein.

B. PURPOSE

The purpose of the Paterson Plank Redevelopment Plan is to promote the provision of productive industrial and commercial ratables for the Boroughs of Carlstadt and East Rutherford, while encouraging sustainable design and green technology, and promoting high standards of creative layout, design, and construction in the development and use of the land. Recent and future projects at the Meadowlands Sports Complex will continue to serve as a catalyst for the redevelopment of the Paterson Plank Road Area.

IV. LAND USE AND BULK STANDARDS

A. DEFINITIONS

All words not described in this redevelopment plan shall have the definitions as listed in adopted District Zoning Regulations, or in the absence of such, in the dictionary.

“E-commerce delivery vehicle parking” means the use of a site or a building for the provision of parking spaces as a principal use, including associated driveways, aisles, turning and maneuvering areas, clearances, and similar features.

“Flex space” means a structure with high ceilings containing an open floor plan that can be modified to accommodate the individual needs of the tenant. Individual areas can be leased for uses such as personal services, retail, restaurants, and office or showroom space in combination with warehouse, research and distribution facilities and other light industrial uses. The structure may contain general loading accommodations.

B. LAND USES

1. Commercial Gateway Center

a. Permitted Uses

- i. Banks;
- ii. Business support services;
- iii. Commercial off-street parking;
- iv. Commercial recreation, indoor;
- v. Cultural facilities;
- vi. Day care facilities;
- vii. Flex space;
- viii. Hotels and motels;
- ix. Houses of worship;
- x. Institutional uses;
- xi. Kennels;
- xii. Light industry;
- xiii. Movie theaters;
- xiv. Offices;
- xv. Parks or recreation facilities;
- xvi. Personal services;
- xvii. Public utilities, light;
- xviii. Research and development facilities;
- xix. Restaurants;
- xx. Retail;
- xxi. Studios;
- xxii. Taxi and limousine services; and
- xxiii. Warehouse and distribution facilities.

b. Special Exceptions

- i. Communications transmission towers.

2. Light Industrial Center

a. Permitted Uses

- i. Automobile repair facility, major;
- ii. Automobile repair facility, minor;
- iii. Bus garages;
- iv. Business support services;
- v. Commercial recreation, indoor;
- vi. Contractor's office;
- vii. E-commerce delivery vehicle parking;
- viii. Flex space;
- ix. Light industry;
- x. Offices;
- xi. Public utilities, light;
- xii. Research and development facility;
- xiii. Studios;
- xiv. Taxi and limousine services;
- xv. Warehouse and distribution facilities; and
- xvi. Wholesale establishments.

b. Special Exceptions

- i. Communications transmission towers.

3. Environmental Preservation Area

a. Permitted Uses

- i. Existing public utility equipment and appurtenances, including operating, maintaining, reconstructing, inspecting, testing, and removing such equipment;
- ii. Public utilities, light
- iii. Scientific and educational study and experimentation in regard to wetland ecology;
- iv. Wetland enhancement, restoration or creation activities, performed either individually or in conjunction with wetland mitigation banks; and
- v. Wildlife habitat creation.

b. Special Exception Uses

- i. Communications transmission towers; and
- ii. The construction of any element or other physical device to fulfill a requirement of another regulatory agency which has an interest in, or some level of jurisdiction over, a wetlands enhancement, restoration or creation activity.

C. USE LIMITATIONS

All operations, activities and storage shall be conducted within completely enclosed buildings, unless otherwise specified herein. The following outdoor operations, activities and storage shall be permitted when conforming to all other requirements:

1. Off-street parking of registered and operational vehicles.
 - a. Vehicles utilized for taxi and limousine services shall be stored as permitted in side and rear yards only and shall be screened from public rights-of-way.
2. Off-street loading within designated loading areas.
3. Recycling and refuse areas provided in accordance with N.J.A.C. 19:4-6.18.
4. Contractor's offices shall have no outdoor storage of materials, equipment, and/or construction vehicles. Facility vehicles used only for the transport of workers and enclosed transport of accessory materials or equipment may be permitted pursuant to an approved site plan.

D. BULK REQUIREMENTS

Bulk requirements within the redevelopment area shall be as listed in Table 1 below:

Figure 5: Bulk Requirements

	Commercial Gateway Center	Light Industrial Center	Environmental Preservation Zone
Bulk Requirements			
Maximum Lot Coverage	60%	60%	N/A
Minimum Open Space	15%	15%	N/A
Minimum Front Yard - Structures	25 ft.*	25 ft.	N/A
Minimum Front Yard – Parking	25 ft.	25 ft.	N/A
Minimum Side Yards	15 ft.	20 ft.	N/A
Minimum Rear Yard	20 ft.	20 ft.	N/A
FAR	1.0	1.0	N/A
Maximum Building Height	6 stories**	3 stories/50 feet**	1 story
Lot Size Requirements			
Minimum Lot Area	2 acres	3 acres	N/A

*1 foot per foot of height of principal building, 25 feet minimum

**Exclusive of any roof top mechanical equipment or antennas, and as allowed by the FAA, and as serviceable by local fire apparatus.

E. DESIGN CRITERIA

Unless superseded in this redevelopment plan, all improvements shall be in compliance with the Site Plan Requirements of the District Zoning Regulations, as set forth in N.J.A.C. 19:4-8.1 *et seq.*, except as noted herein.

1. Circulation, Parking and Loading

Unless altered herein, parking and loading requirements shall conform to N.J.A.C. 19:4-8.2 through 8.4.

2. Site Service Improvements

- a. The provisions of N.J.A.C. 19:4-8.15, governing site service improvements, shall apply.
- b. With the exception of utility-related uses, a refuse and/or recycling area in accordance with N.J.A.C. 19:4-8.15(f) shall be provided.
- c. Generators shall be located in side or rear yards, shall meet required setbacks, and shall be screened in accordance with N.J.A.C. 19:4-8.9(d)6iv and 8.10. District Environmental Performance Standards Category B shall apply to generators.
- d. The installation of electric vehicle (EV) charging stations for employee, visitor and fleet vehicles is encouraged. EV charging stations shall be provided in accordance with P.L. 2021, c.171.
- e. Rideshare drop-off locations incorporated into the site circulation plan are also encouraged.

3. Sustainable Design

The NJSEA encourages developers to incorporate sustainable design within the redevelopment area. Employing green building methods from the onset of a project provides environmental, economic, and social benefits, including increased efficiency and reduction in energy costs. The NJSEA's green building regulations at N.J.A.C. 19:4-6.6 provide zoning and fee incentives to promote sustainable green building practices in the Meadowlands District.

4. Signage

Signage along the Paterson Plank Road corridor should add to the sense of place of the Paterson Plank Road Redevelopment Area.

5. Drainage

Drainage plans, including maintenance provisions, shall be prepared in accordance with NJSEA regulations at N.J.A.C. 19:4-8.6. All drainage ways shall be properly maintained and planted, and designed in accordance with the NJSEA's *Guidelines for Green Development and Redevelopment, Part 1 - Low Impact Development*, where appropriate. Drainage designs shall not include permanent standing water.

6. Floodplain Management

For structures within designated 100-year flood zones, the provisions of N.J.A.C. 19:4-5.2(a)3 and N.J.A.C. 19:4-9.1 *et seq.* shall apply.

7. Environmental Performance Standards

All proposed development shall comply with Category B of the Environmental Performance Standards found at N.J.A.C. 19:4-7.1 *et seq.*

8. Building Façades

All façades visible from public rights-of-way shall consist of a finished decorative material. Architectural techniques shall be utilized to project variations in material, height, and color.

Within the Commercial Gateway Center, all façades shall consist of architecturally finished, high quality, decorative material.

9. Landscaping

All landscaping shall be provided in accordance with N.J.A.C. 19:4-8.9 and shall follow the *NJSEA Landscape and Open Space Design Guidelines* to the extent practicable.

Open space may include public plazas and seating areas. All hardscape areas such as plazas and walkways shall be designed to promote the use and enjoyment of outdoor spaces.

Seating areas are encouraged to be provided for pedestrian comfort. Seasonal elements such as outdoor furniture for dining use will be encouraged. Such seasonal elements shall not obstruct the circulation of pedestrians around the site and the surrounding buildings. Consideration shall be given to glare and heat absorption when selecting the paving materials for areas such as plazas and pedestrian walkways.

F. ADDITIONAL DEVELOPMENT REQUIREMENTS

1. Project Impact Assessment

All projects are subject to the requirements of N.J.A.C. 19:4-10.1 *et seq.* The Project Impact Assessment (PIA), if required, shall provide information to allow the NJSEA to assess the probable effects of a proposed project.

- a. Any development proposed in phases shall assess the impacts for each individual phase and the project as a whole.
- b. For a development proposal that requires an improvement to mitigate an impact identified in a PIA, the developer shall enter into an agreement with the NJSEA prior to the issuance of a zoning certificate for the project.

2. Traffic Impact Assessment

All projects are subject to the requirements of N.J.A.C. 19:4-7.10 *et seq.* The Traffic Impact Assessment (TIA), if required, shall assess the traffic and circulation impacts of a proposed development and identify improvements required. The scope of the TIA shall be determined in consultation with the Chief Engineer.

3. Riparian Rights

Pursuant to District zoning regulations, riparian instruments shall be secured for any land subject to the State's riparian interest.

4. Affordable Housing Considerations

With regard to affordable housing, the developer shall comply with the applicable requirements of the NJSEA; the New Jersey Council on Affordable Housing (COAH) or any future entity assuming the legal responsibilities of the Fair Housing Act; and P.L. 2008, Chapter 46, an act concerning affordable housing, revising and supplementing various parts of the statutory law, effective July 17, 2008, and any applicable laws of other agencies having jurisdiction. Nonresidential development shall comply with State of New Jersey statutes and regulations governing payment of non-residential development fees.

5. Redeveloper Requirements

- a. If the NJSEA elects to contract with a prospective redeveloper, pursuant to its authority under N.J.S.A. 5:10A, prior to entering such contract, the redeveloper shall provide a financial report to the NJSEA assessing the financial viability of the redeveloper and/or redevelopment project. Such report shall contain, at a minimum, the following information:
 - i. Identification of each financial and/or equity partner having any financial contribution to, ownership of, or like interest in, the project.
 - ii. Identification of each member of the redevelopment team and major consultants, including, but not limited to, attorneys, engineers, architects, planners, project and construction managers, financial consultants, lobbyists, and public relations consultants. Resumes and/or curricula vitae and a statement clearly identifying the roles of each member shall be provided.
 - iii. The composition of the redeveloper's current real estate portfolio, including details regarding the type of project and number of square feet or units developed, owned and/or managed.
 - iv. Details regarding the redeveloper's history of securing financing for real estate development projects within the past 10 years, at a minimum, detailing the type of project; financing method(s), source(s) and amounts committed; and proposed and actual completion dates of projects.
 - v. A description of all pending real estate development projects by the redeveloper, under development pursuant to enforceable contracts, including project type, status, development schedule, and the financial commitment required by the redeveloper, including a description of the financing method(s), source(s) and amounts committed.
 - vi. Audited financial statements, including balance sheets and operating statements, prepared by a Certified Public Accountant (CPA) in accordance with Generally Accepted Accounting Principles (GAAP), established by the Financial Accounting Standards Board (FASB), 401 Merritt 7, PO Box 5116, Norwalk, CT 06856-5116, <http://www.fasb.org>, for the five most recent fiscal years, for the redeveloper and any financial and/or equity partner(s). Such

- statements shall evidence the ability to financially perform, including the value of assets each participant would contribute to the project and verification that such assets are available.
- vii. A statement describing the methods and anticipated and committed sources for financing the project, including its construction, and identifying the expected equity requirements and anticipated sources of working capital.
 - viii. For the redeveloper, including both the corporate or business entity and the principals of the corporate or business entity and each member of the development team, a statement and complete listing regarding any debarments, suspensions, bankruptcy or loan defaults, legal proceedings, and/or adverse judgments, regarding any real estate development project and/or government contract regardless of the date of such occurrence.
 - ix. A fiscal impact analysis for the proposed redevelopment project pursuant to the requirements of N.J.A.C. 19:4-10.4(a)14.
 - x. Such other information as may be deemed necessary by the NJSEA staff.
- b. The redeveloper shall provide the following to the NJSEA, which shall be updated, at a minimum, every three months, beginning from the contract date, including any amendments:
 - i. The project pro-forma statement, prepared by a CPA in accordance with GAAP, which shall include, at a minimum, an income statement, balance sheet, and statement of cash flows.
 - ii. The projected development timeline.
 - iii. Any change in the financial report required in 5a above.
 - c. Any redeveloper applying to any federal, state, county, or municipal government entity for financial assistance, including, but not limited to, loans, grants, or bonds, shall notify the NJSEA of such application in writing and shall provide copies to the NJSEA of all applications, formal correspondence and government actions regarding the requested financial assistance. The NJSEA staff shall provide any of the aforementioned entities with information about the project upon request. The NJSEA may make a request to the applicable government entity to participate in the process for the evaluation of financial assistance to facilitate communication among public entities involved in the project. Such participation may include, but is not limited to, attendance at meetings with the redeveloper and the government entity from whom financial assistance is requested.
 - d. Any redeveloper of a project within a redevelopment area for which municipal payment-in-lieu-of-taxes (PILOT) bonds are sought shall notify the NJSEA contemporaneously with the commencement of discussions with municipal officials regarding PILOT bonds and shall provide copies to the NJSEA of all correspondence and information regarding the PILOT bonds. The NJSEA staff shall provide the municipality with information about the project upon request. The NJSEA may make a request to the applicable government entity to participate in the process for the evaluation of PILOT bonds to facilitate communication among public entities involved in the project. Such participation may include, but is not limited to, attendance at meetings with the redeveloper and municipality. The fiscal impact analysis required above shall evaluate the impact of PILOT bond financing on municipal tax rates and the Intermunicipal Tax Sharing Formula.

6. Approvals of Other Governmental Entities

- a. Prior to the redevelopment of any property within the redevelopment area, the redeveloper shall procure any and all necessary permits and approvals from any federal, state, county, local, or municipal agency having jurisdiction.
- b. Any redeveloper filing an application with any other State entity for any permit related to the redevelopment project shall provide a copy of such permit application to the NJSEA contemporaneously with its filing and shall provide copies to the NJSEA of all correspondence and information regarding the permit application. The NJSEA staff shall provide the regulatory entity with information about the project upon request. The NJSEA may make a request to the regulatory entity to participate in the permitting process to facilitate communication among public entities involved in the project. Such participation may include, but is not limited to, attendance at meetings with the redeveloper and the regulatory entity.
- c. The applicant shall provide, to the NJSEA, proof of compliance with any requirements and/or restrictions from other regulatory agencies associated with the intended use(s) of the site. Additionally, copies of any future requirements and/or restrictions shall be submitted to the NJSEA by the designated developer immediately upon receipt.

VI. SELECTED REDEVELOPMENT PLAN IMPLEMENTATION STRATEGY

This redevelopment plan shall be the regulatory instrument for the development of the Paterson Plank Road Redevelopment Area, along with the District Regulations at N.J.A.C. 19:3, 19:4, 19:5, 19:6 and 19:7, where applicable, and shall supersede all redevelopment plans and prior zoning for parcels of land contained within this redevelopment area. Any zoning or planning standard not specifically addressed within this redevelopment plan is subject to the District Zoning Regulations for the appropriate review and regulatory criteria.

No actions, other than the adoption of this plan and review of applications submitted by the private sector to implement this plan, are proposed or contemplated by the NJSEA at time of adoption of this plan.