



We Bring the World to New Jersey

PUBLIC NOTICE
43 Meadowland Holding LLC/NJ Highlands, LLC-
Vertical Grow Facility (Use Variance)
File No. 24-477

Please take notice that an application for one use variance has been filed with the New Jersey Sports and Exposition Authority (NJSEA) by Nazar Burak, of 43 Meadowlands Holdings, LLC, for the premises identified as 43 Meadowland Parkway, Block 21, Lot 2.02, in the Town of Secaucus, New Jersey. The subject premises is located within the Hackensack Meadowlands District's Commercial Park zone. The use variance is sought in connection with the applicant's proposal to convert an existing 110,397-square-foot office building to a 124,501-square-foot light industrial use building with associated interior alterations and exterior site improvements at the subject premises.

Specifically, the applicant is requesting use variance relief from the following:

1. N.J.A.C. 19:4-5.46(a), which does not permit light industrial uses, whereas a light industrial use is proposed.

A public hearing regarding the requested variance will be held on Tuesday, July 29, 2025, at 10:00 A.M., in the Board Meeting Room of the NJSEA, One DeKorte Park Plaza, Lyndhurst, New Jersey.

Any party in interest may appear in person, by agent, or by attorney and present any comments or objections to the relief sought. Written comments must be received by Anthony Albano of the NJSEA no later than July 28, 2025, by email at aalbano@njsea.com, or by mail to One DeKorte Park Plaza, P.O. Box 640, Lyndhurst, NJ 07071. Plans filed by the applicant are available for public inspection by contacting Anthony Albano at aalbano@njsea.com during regular business hours.

Please email the NJSEA Offices at 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 Anthony Albano at aalbano@njsea.com.

Sincerely,

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