



We Bring the World to New Jersey

PUBLIC NOTICE

October 1, 2025

Morris Kearny Associates Urban Renewal - Subdivision

File No.: 24-124

Please take notice that an application for a major subdivision has been filed with the New Jersey Sports & Exposition Authority by Morris Kearny Associates Urban Renewal, LLC, for properties identified as Block 287, Lots 32.01, 54, 55, 56, 60, 61.02, 61.03, 62, 62.01, 63, 70, 70.01, 71, 71.01, and 80, in the Town of Kearny, New Jersey. The subject premises is located within the District's Koppers Coke Peninsula Redevelopment Area.

The applicant is proposing a major subdivision (consolidation), as defined in N.J.A.C. 19:5-3.1(b), which results in the creation of eight (8) lots, specifically, proposed Block 287, Lots 32.011, 55.01, 60.02, 62.02 (water lot), 62.03 (water lot), 62.04 (water lot), 63.01, and 70.02. 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.

Six of the proposed lots (Lots 32.011, 62.02 (water lot), 62.03 (water lot), 62.04 (water lot), 63.01, and 70.02) will not have direct access to an improved public or private street. One of the proposed lots (Lot 32.011) will not comply with the required minimum lot area of one acre. One of the proposed lots (Lot 32.011) will not comply with the required minimum lot width of 100 feet. Also, one of the proposed lots (Lot 62.02 (water lot)) will not comply with the required minimum lot depth of 150 feet. As such, a variance application for four bulk variances has been submitted and will be addressed in a separate public hearing immediately following the hearing for this major subdivision.

A public hearing regarding the major subdivision will be held on Tuesday, October 21, 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 Fawzia Shapiro of the NJSEA no later than October 20, 2025, by email at fshapiro@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 Fawzia Shapiro at fshapiro@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 Fawzia Shapiro at fshapiro@njsea.com.

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.
Senior Director of Land Use Management
Chief Engineer