



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 four bulk variances has been filed with the NJSEA by Morris Kearny Associates Urban Renewal, LLC, for the premises 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. Said premises is located within the District's Koppers Coke Peninsula Redevelopment Area. The four bulk variances are sought in connection with the applicant's proposed major subdivision, which includes the creation of eight (8) proposed lots, to be known as 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.

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

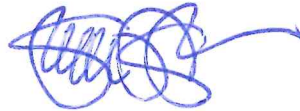
1. N.J.A.C. 19:5-7.4(a), which requires that all lots in any subdivision shall have direct access to an improved public or private street; whereas, proposed Lots 32.011, 62.02 (water lot), 62.03 (water lot), 62.04 (water lot), 63.01, and 70.02, do not provide direct access to an improved public or private street.
2. Section V.D.1(a) of the Koppers Coke Peninsula Redevelopment Plan, which requires a minimum lot area of one acre; whereas, proposed Lot 32.011 has a minimum lot area of 0.418 acres.
3. Section V.D.1(b) of the Koppers Coke Peninsula Redevelopment Plan, which requires a minimum lot width of 100 feet; whereas, proposed Lot 32.011 has a minimum lot width of 30 feet.
4. Section V.D.1(c) of the Koppers Coke Peninsula Redevelopment Plan, which requires a minimum lot depth of 150 feet; whereas proposed Lot 62.02 (water lot) has a minimum lot depth of 126.4 feet.

A public hearing regarding the requested variances will be held on Tuesday, October 21, 2025, immediately following the major subdivision public hearing scheduled for 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,



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