

PUBLIC NOTICE

October 28, 2025

Harmon Meadow Suites/300 Harmon Meadow Blvd - Subdivision (Variances) **File No. 25-214**

Please take notice that an application for a technical major subdivision has been filed with the New Jersey Sports and Exposition Authority (NJSEA) by Thomas J. O'Connor, Esq., of the firm, Waters McPherson McNeill, PC, on behalf of Harmon Meadow Suites, LLC, for the premises located at 250-300 Harmon Meadow Boulevard, identified as Block 227.01, Lot 2, in the Town of Secaucus, New Jersey. The subject premises is located within the Hackensack Meadowlands District's Regional Commercial zone.

The applicant is proposing a technical major subdivision, in accordance with N.J.A.C. 19:5-5.3(a), which results in the creation of two lots. In particular, the applicant proposes to subdivide the existing properties identified as Block 227.01, Lot 2 into Block 227.01, Lots 2.01 and 2.02. A public hearing regarding the technical major subdivision is required to be held in accordance with N.J.A.C. 19:5-5.3(b).

The applicant is requesting seven bulk variances in connection with the technical major subdivision. Immediately following the technical major subdivision hearing, a bulk variance hearing will be held.

The applicant is requesting bulk variance relief from the following:

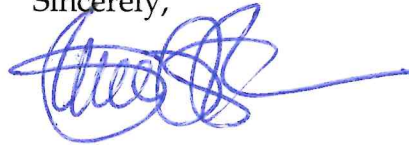
1. N.J.A.C. 19:4-5.55(a)1, which requires a minimum lot area of three acres, whereas a lot area of 2.278 acres is proposed for Lot 2.01.
2. N.J.A.C. 19:4-5.55(a)2, which requires a minimum lot width of 300 feet, whereas a lot width of 10 feet is proposed for Lot 2.01.
3. N.J.A.C. 19:4-5.55(a)2, which requires a minimum lot width of 300 feet, whereas a lot width of 283 feet is proposed for Lot 2.02.
4. N.J.A.C. 19:4-5.56(a)3ii, which requires a minimum side yard of 40 feet, whereas a side yard setback of 2.7 feet is proposed for Lot 2.01.
5. N.J.A.C. 19:4-5.56(a)3ii, which requires a minimum side yard of 40 feet, whereas a side yard setback of 18.4 feet is proposed for Lot 2.02.
6. N.J.A.C. 19:4-5.56(a)4, which requires a maximum floor area ratio (FAR) of 0.75, not including the floor area of parking garages, restaurants, hotels and motels, whereas a FAR of 0.78 is proposed for Lot 2.02.
7. N.J.A.C. 19:4-5.56(a)5, which requires a maximum number of 25 hotel and motel rooms per acre, whereas a ratio of 58.3 hotel rooms per acre is proposed for Lot 2.01.

The public hearings will be held on Tuesday, November 18, 2025, starting 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 Ron Seelogy of the NJSEA no later than November 17, 2025, by email at rseelogy@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 Ron Seelogy at rseelogy@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 Ron Seelogy at rseelogy@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