

**RECOMMENDATION ON THE VARIANCE APPLICATION OF
Harmon Meadow Suites/300 Harmon Meadow Blvd - Subdivision (Variances)
FILE #25-214**

I. INTRODUCTION

Applications for seven bulk variances have 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 bulk variances are sought in connection with an application for a proposed technical major subdivision, which proposes the subdivision of one existing lot into two lots, proposed to be identified as Block 227.01, Lots 2.01 and 2.02.

Specifically, the applicant requests 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 283.55 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.

Public notice of this hearing was published in the digital edition of the Star-Ledger newspaper on November 6, 2025. The public notice was also posted to NJ.com under Legal Notices, on the New Jersey Press Association's website, njpublicnotices.com and the NJSEA's website. A public hearing was held on Tuesday, November 18, 2025. All information submitted to the Division of Land Use Management relative to this application is made part of the record of this recommendation.

II. GENERAL INFORMATION

A. Existing and Proposed Use

The subject property, located at 250-300 Harmon Meadow Boulevard, identified as Block 227.01, Lot 2, is 5.981 acres in area. The subject premises is developed with two existing structures, a seven-story, 150-room hotel and a six-story office building, with associated parking facilities.

The subject property fronts along Harmon Meadow Boulevard to the east and the NJ Turnpike Eastern Spur to the west. Direct access to and from the subject property is provided via two access driveways along Harmon Meadow Boulevard. No direct access to the NJ Turnpike is provided from the site; accordingly, this Office has previously designated the yard adjacent to the NJ Turnpike as a rear yard in accordance with N.J.A.C. 19:4-3.19(e). The site also borders a tributary to the Cromakill Creek to the south, and a mixed-use development consisting of two freestanding restaurants and a hotel to the north. The remainder of the surrounding

area is primarily developed with office, retail, and restaurant uses with the Harmon Meadow commercial center. The subject property is encumbered with a driveway canopy easement, a Public Service Electric and Gas (PSE&G) underground utility easement, a 10-foot-wide drainage easement, and a wetlands preservation area along a tributary of the Cromakill Creek.

The applicant proposes to subdivide existing Lot 2 into proposed Lots 2.01 and 2.02. Proposed Lot 2.01 will total 2.278 acres and contain the existing hotel site, while proposed Lot 2.02 will total 3.703 acres and contain the existing office building site. Each proposed lot will maintain direct access to Harmon Meadow Boulevard via the existing access driveways. Proposed Lots 2.01 and 2.02 will be merged for zoning purposes into one zoning lot of record by a Declaration of Zoning Restriction pursuant to N.J.A.C. 19:4-3.22. No changes to the physical configuration of the site or buildings are proposed.

The applicant proposes to subdivide the subject property to separate the existing hotel and office buildings into individual lots for clearer ownership and use. Bulk variances are requested for the minimum lot area, minimum lot width, and minimum required side yard setback along the proposed northerly property line for proposed Lot 2.01. In addition, a bulk variance is requested for exceeding the maximum permitted hotel room density on proposed Lot 2.01 resulting from the proposed subdivision. Bulk variances are requested for the minimum lot width and minimum required side yard setback along the proposed southerly lot line for proposed Lot 2.02. In addition, a bulk variance is requested for exceeding the maximum permitted floor area ratio (FAR) on proposed Lot 2.02 as a result of the proposed subdivision.

B. Response to the Public Notice

No written comments were submitted to this Office prior to the public hearing.

III. PUBLIC HEARING (November 18, 2025)

A public hearing was held on Tuesday, November 18, 2025. NJMC staff in attendance were Sara J. Sundell, P.E., P.P., Senior Director of Land Use Management and Chief Engineer; Sharon A. Mascaró, P.E., Deputy Director of Land Use Management and Deputy Chief Engineer; Mia A. Petrou, P.P., AICP, CFM, Supervising Planner; and Ronald Seelogy, P.E., P.P., Principal Engineer.

A. Exhibits

The following is a list of the exhibits submitted by the applicant at the public hearing and marked for identification as follows:

<u>Number</u>	<u>Description</u>
A-1	Untitled aerial photo of the project site dated November 12, 2025.
A-2	"Minor Subdivision Plat," Drawing No. SD-2, Sheet No. 1 of 1, prepared by McNally, Doolittle Engineering, L.L.C. on May 7, 2025, last revised September 8, 2025.
A-3	"Aerial Drone View of Subject Site and Surroundings," Sheet 1, prepared by John McDonough Associates on November 17, 2025.
A-4	"Aerial Drone View of Subject Site and Surroundings," Sheet 2, prepared by John McDonough Associates on November 17, 2025.

B. Testimony

The applicant was represented at the hearing by Thomas J. O'Connor, Esq., of the firm, Waters McPherson McNeill, PC. The following witnesses testified in support of the application:

1. Douglas Doolittle, P.E, L.S., McNally Doolittle Engineering; and
2. John McDonough, P.P., AICP, John McDonough Associates.

Staff findings and recommendations are based on the entire record. A transcript of the public hearing was prepared and transcribed by Beth Calderone, Certified Court Reporter (CCR), Registered Professional Reporter (RPR).

C. Public Comment

No members of the public provided comment at the public hearing.

IV. RECOMMENDATION(S)

A. Standards for the Granting of a Bulk Variance from the Provisions of 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.

The District Zoning Regulations at N.J.A.C. 19:4-4.14(e) state in part that, *a variance shall not be granted unless specific written findings of fact directly based upon the particular evidence presented are made that support conclusions that...*

1. Concerning bulk variances:

- i. The variance requested arises from such condition that is unique to the property in question, is not ordinarily found in the same zone, and is not created by any action of the property owner or the applicant.*

Existing Lot 2 is a 5.981-acre lot containing two detached commercial structures on a single lot, inclusive of a 150-room hotel and a six-story office building. The area of existing Lot 2 totals 5.981 acres; therefore, there is not sufficient area available to create two lots conforming to the minimum lot area of three acres each.

The subject property is irregularly-shaped, having a trapezoidal configuration with an angled southerly lot line formed by the alignment of the adjacent Cromakill Creek Tributary. The subject property is significantly longer at its easterly lot line, having 700 feet of frontage along Harmon Meadow Boulevard, than at its westerly lot line along the NJ Turnpike ROW, which measures 283.55 feet in length. The length of the westerly lot line is a preexisting nonconforming condition, as a minimum lot width of 300 feet is required in the Regional Commercial zone.

These particular and unique conditions affect the ability of the property owner to subdivide the property into two lots in full compliance with the dimensional requirements of the Hackensack Meadowlands District zoning regulations.

- ii. *The granting of the variance will not adversely affect the rights of neighboring property owners or residents.*

The granting of the requested variance to create a lot consisting of 2.278 acres in area, whereas a minimum lot area of three acres is required, will not adversely affect the rights of neighboring property owners or residents. No residential uses are located proximate to the property in question.

The subject property is located within the greater Harmon Meadow commercial center, where many properties have individual lot number assignments and ownership, but function as a cohesive center through various legal, financial, and zoning-related agreements. No changes or expansion are proposed to the existing

buildings or site improvements on the site. The applicant proposes to subdivide the subject property to create separate lots for the existing hotel and office buildings to facilitate the financial and legal administration of the property, and the subdivided lots are proposed to continue operating as a single unit through the establishment of a zoning lot of record pursuant to N.J.A.C. 19:4-3.22. The proposed subdivision line is centrally located, evenly dividing the property to the extent possible, with a jog in the proposed lot line corresponding with the layout of existing improvements. Therefore, there will be no change to the character of the neighborhood resulting from the proposed subdivision.

- iii. The strict application of the regulations will result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon, the property owner.*

The strict application of the regulations requires a minimum lot area of three acres for each proposed lot, whereas the applicant proposes to create proposed Lot 2.01 with an area of 2.278 acres. The area of existing Lot 2 totals 5.981 acres; therefore, there is not sufficient area available to create two lots conforming to the minimum lot area of three acres each. The ability to acquire additional property to create a conforming lot area for each proposed lot is constrained, as adjacent properties are either fully developed, contain environmentally sensitive lands, or located within a state highway ROW. The alignment of the proposed subdivision line is affected by the site's irregular configuration and the particular developed conditions existing on the property, along with the need to create a

lot for each structure with associated parking areas and access to an improved street.

Therefore, the strict application of the regulations will result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon, the property owner.

iv. The variance will not result in substantial detriment to the public good and will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare.

The requested variance to create proposed Lot 2.01 having an area of 2.278 acres, whereas a minimum of three acres is required, will not result in substantial detriment to the public good and will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare. The subject property is currently developed with uses that are permitted in the Regional Commercial zone. The proposed subdivision is not intended to expand the development potential on the property, but to facilitate the financial and legal administration of the property. The property will continue to operate as a single unit through the establishment of a zoning lot of record pursuant to N.J.A.C. 19:4-3.22. However, to ensure the zoning lot of record is established, it is recommended, as a condition of this report, that proposed Lots 2.01 and 2.02 shall be joined within a zoning lot of record pursuant to N.J.A.C. 19:4-3.22.

v. The variance will not have a substantial adverse environmental impact.

There will be no adverse environmental impact resulting from the creation of proposed Lot 2.01 with an area of 2.278 acres, whereas a minimum lot area of three acres is required. No changes, expansions, or additional improvements are proposed on the subject property. Furthermore, the requested variance will not cause the District's environmental performance standards for noise, glare, vibrations, airborne emissions or hazardous materials to be exceeded.

vi. The variance represents the minimum deviation from the regulations that will afford relief.

The requested variance to create proposed Lot 2.01 having an area of 2.278 acres, whereas a minimum area of three acres is required, represents the minimum deviation from the regulations that will afford relief. The proposed subdivision is affected by the site's irregular shape and the configuration of existing improvements. The proposed subdivision line is configured in relation to the existing, developed conditions on the site, with each proposed lot containing a structure and associated parking areas. There is no practicable alternative given the particular conditions on the existing 5.981-acre site and on adjacent properties that could result in a subdivision having two lots with a minimum lot area of three acres each. Proposed Lot 2.02 will comply with the lot area requirement, having a lot area of 3.7 acres, and the overall site will continue to function as existing through the establishment of a zoning lot of record. However, it is recommended, as a condition of this report, that cross-easements shall be established between proposed Lots 2.01 and 2.02

to guarantee that parking and access shall be shared by the proposed lots.

vii. Granting the variance will not substantially impair the intent and purpose of these regulations.

The granting of the requested variance to create proposed Lot 2.01 having an area of 2.278 acres, whereas a minimum lot area of three acres is required, will not substantially impair the intent and purpose of these regulations. Specific purposes of the District zoning regulations include providing sufficient space in appropriate locations for a variety of uses, and ensuring that such uses are suitably sited and placed in order to relate buildings and uses to each other and to the environment so that the aesthetic and use values are maximized. In this instance, the buildings on the site and the associated improvements will continue to be sited in their existing configuration, and parking and access will remain shared between proposed lots, in accordance with the recommended conditions to establish a zoning lot of record and cross-easements on the subdivided lots in subsections *iv.* and *vi.* above.

B. Standards for the Granting of a Bulk Variance from the Provisions of 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.

The District Zoning Regulations at N.J.A.C. 19:4-4.14(e) state in part that, *a variance shall not be granted unless specific written findings of fact directly based upon the particular evidence presented are made that support conclusions that...*

1. Concerning bulk variances:

- i. The variance requested arises from such condition that is unique to the property in question, is not ordinarily found in the same zone, and is not created by any action of the property owner or the applicant.*

Existing Lot 2 is a 5.981-acre lot containing two detached commercial structures on a single lot, inclusive of a 150-room hotel and a six-story office building. The subject property is irregularly-shaped, having a trapezoidal configuration with an angled southerly lot line formed by the alignment of the adjacent Cromakill Creek Tributary. The subject property is significantly longer at its easterly lot line, having 700 feet of frontage along Harmon Meadow Boulevard, than at its westerly lot line along the NJ Turnpike ROW, which measures 283.55 feet in length. The length of the westerly lot line of existing Lot 2 is a preexisting nonconforming condition, as a minimum lot width of 300 feet is required in the Regional Commercial zone.

These particular and unique conditions affect the ability of the property owner to subdivide the property into two lots in full compliance with the dimensional requirements of the Hackensack Meadowlands District zoning regulations.

- ii. *The granting of the variance will not adversely affect the rights of neighboring property owners or residents.*

The granting of the requested variance to provide a lot width of 10 feet on proposed Lot 2.01, whereas a minimum lot width of 300 feet is required, will not adversely affect the rights of neighboring property owners or residents. No residential uses are located proximate to the property in question.

The subject property is located within the greater Harmon Meadow commercial center, where many properties have individual lot number assignments and ownership, but function as a cohesive center through various legal, financial, and zoning-related agreements. No changes or expansion are proposed to the existing buildings or improvements on the site. The applicant proposes to subdivide the subject property to create separate lots for the existing hotel and office buildings to facilitate the financial and legal administration of the property, and the subdivided lots are proposed to continue operating as a single unit through the establishment of a zoning lot of record pursuant to N.J.A.C. 19:4-3.22. The proposed subdivision line is centrally located, evenly dividing the property to the extent possible, with a jog in the proposed lot line corresponding with the layout of existing improvements. Therefore, there will be no change to the character of the neighborhood resulting from the proposed subdivision.

- iii. The strict application of the regulations will result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon, the property owner.*

The strict application of the regulations requires a minimum lot width of 300 feet for each proposed lot, whereas the applicant proposes a width of 10 feet on proposed Lot 2.01. The existing width of Lot 2 is 283.55 feet, which is a preexisting, nonconforming condition. There is insufficient lot length available to create two lots conforming to the minimum lot width of 300 feet each. The ability to acquire additional property to provide a conforming lot width for each proposed lot is constrained, as adjacent properties are either fully developed, contain environmentally sensitive lands, or located within a state highway ROW. The alignment of the proposed subdivision line is affected by the site's irregular configuration and the particular developed conditions existing on the property, along with the need to create a lot for each structure with associated parking areas and access to an improved street.

Therefore, the strict application of the regulations will result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon, the property owner.

- iv. The variance will not result in substantial detriment to the public good and will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare.*

The granting of the requested variance to provide a lot width of 10 feet on proposed Lot 2.01, whereas a minimum lot width of 300 feet

is required, will not result in substantial detriment to the public good and will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare. The subject property is currently developed with uses that are permitted in the Regional Commercial zone. The proposed subdivision is not intended to expand the development potential on the property, but rather to facilitate the financial and legal administration of the property. The property will continue to operate as a single unit through the establishment of a zoning lot of record pursuant to N.J.A.C. 19:4-3.22.

v. The variance will not have a substantial adverse environmental impact.

There will be no adverse environmental impact resulting from the creation of proposed Lot 2.01 having a lot width of 10 feet, whereas a minimum lot width of 300 feet is required. No changes, expansions, or additional improvements are proposed on the subject property. Furthermore, the requested variance will not cause the District's environmental performance standards for noise, glare, vibrations, airborne emissions or hazardous materials to be exceeded.

vi. The variance represents the minimum deviation from the regulations that will afford relief.

The requested variance to provide a width of 10 feet on proposed Lot 2.01, whereas a minimum lot width of 300 feet is required, represents the minimum deviation from the regulations that will afford relief. The proposed subdivision is affected by the site's irregular shape and the configuration of existing improvements. The proposed

subdivision line is configured in relation to the existing, developed conditions on the site, with each proposed lot containing a structure and associated parking areas. Although the calculated minimum lot width of proposed Lot 2.01 is 10 feet at the westerly point of the property, the actual width of proposed Lot 2.01 progressively increases eastward due to the shape of the property. The width of proposed Lot 2.01 widens to 411.91 feet at its easterly front lot line along Harmon Meadow Boulevard, with the width of proposed Lot 2.01 in the vicinity of the hotel building on the site ranging from 245 to 295 feet. There is no practicable alternative given the particular conditions on the site and on adjacent properties that could result in a subdivision having two lots with a conforming minimum lot width of 300 feet each. The site will continue to function as existing through the establishment of a zoning lot of record pursuant to N.J.A.C. 19:4-3.22.

vii. Granting the variance will not substantially impair the intent and purpose of these regulations.

The granting of the requested variance to provide a lot width of 10 feet on proposed Lot 2.01, whereas a minimum lot width of 300 feet is required, will not substantially impair the intent and purpose of these regulations. Specific purposes of the District zoning regulations include providing sufficient space in appropriate locations for a variety of uses, and ensuring that such uses are suitably sited and placed in order to relate buildings and uses to each other and to the environment so that the aesthetic and use values are maximized. In this instance, the buildings on the site and the associated improvements will continue to be sited in their existing

condition, and parking and access will remain shared between proposed lots, in accordance with the recommended conditions to establish a zoning lot of record and cross-easements on the subdivided lots in section A.1.iv. and vi. above.

C. Standards for the Granting of a Bulk Variance from the Provisions of N.J.A.C. 19:4-5.55(a)2, which requires a minimum lot width of 300 feet, whereas a lot width of 283.55 feet is proposed for Lot 2.02.

The District Zoning Regulations at N.J.A.C. 19:4-4.14(e) state in part that, *a variance shall not be granted unless specific written findings of fact directly based upon the particular evidence presented are made that support conclusions that...*

1. Concerning bulk variances:

- i. The variance requested arises from such condition that is unique to the property in question, is not ordinarily found in the same zone, and is not created by any action of the property owner or the applicant.*

Existing Lot 2 is a 5.981-acre lot containing two detached commercial structures on a single lot, inclusive of a 150-room hotel and a six-story office building. The subject property is irregularly-shaped, having a trapezoidal configuration with an angled southerly lot line formed by the alignment of the adjacent Cromakill Creek Tributary. The subject property is significantly longer at its easterly lot line, having 700 feet of frontage along Harmon Meadow Boulevard, than at its westerly lot line along the NJ Turnpike ROW, which measures 283.55 feet in length. The length of the westerly lot line is a preexisting nonconforming condition, as a minimum lot width of 300 feet is required in the Regional Commercial zone.

These particular and unique conditions affect the ability of the property owner to subdivide the property into two lots in full compliance with the dimensional requirements of the Hackensack Meadowlands District zoning regulations.

- ii. The granting of the variance will not adversely affect the rights of neighboring property owners or residents.*

The granting of the requested variance to provide a lot width of 283.55 feet on proposed Lot 2.02, whereas a minimum lot width of 300 feet is required, will not adversely affect the rights of neighboring property owners or residents. No residential uses are located proximate to the property in question.

The subject property is located within the greater Harmon Meadow commercial center, where many properties have individual lot number assignments and ownership, but function as a cohesive center through various legal, financial, and zoning-related agreements. No changes or expansion are proposed to the existing buildings or improvements on the site. The applicant proposes to subdivide the subject property to create separate lots for the existing hotel and office buildings to facilitate the financial and legal administration of the property, and the subdivided lots are proposed to continue operating as a single unit through the establishment of a zoning lot of record pursuant to N.J.A.C. 19:4-3.22. The proposed subdivision line is centrally located, evenly dividing the property to the extent possible, with a jog in the proposed lot line corresponding with the layout of existing improvements. Therefore, there will be no

change to the character of the neighborhood resulting from the proposed subdivision.

- iii. The strict application of the regulations will result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon, the property owner.*

The strict application of the regulations requires a minimum lot width of 300 feet for each proposed lot, whereas the applicant proposes to provide a lot width of 283.55 feet on proposed Lot 2.02. The width of existing Lot 2 is 283.55 feet, which is a preexisting, nonconforming condition. Therefore, there is insufficient lot length available to create two lots conforming to the minimum lot width of 300 feet each. The ability to acquire additional property to provide a conforming lot width for each proposed lot is constrained, as adjacent properties are either fully developed, contain environmentally sensitive lands, or located within a state highway ROW. The alignment of the proposed subdivision line is affected by the site's irregular configuration and the particular developed conditions existing on the property, along with the need to create a lot for each structure with associated parking areas and access to an improved street.

Therefore, the strict application of the regulations will result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon, the property owner.

iv. The variance will not result in substantial detriment to the public good and will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare.

The granting of the requested variance to provide a lot width of 283.55 feet on proposed Lot 2.02, whereas a minimum lot width of 300 feet is required, will not result in substantial detriment to the public good and will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare. The existing width of Lot 2 of 283.55 feet is a preexisting, nonconforming condition that is proposed to be continued on proposed Lot 2.02. The subject property is currently developed with uses that are permitted in the Regional Commercial zone. The proposed subdivision is not intended to expand the development potential on the property, but to facilitate the financial and legal administration of the property. The property will continue to operate as a single unit through the establishment of a zoning lot of record pursuant to N.J.A.C. 19:4-3.22.

v. The variance will not have a substantial adverse environmental impact.

There will be no adverse environmental impact resulting from the creation of proposed Lot 2.02 having a width of 283.55 feet, whereas a minimum lot width of 300 feet is required. No changes, expansions, or additional improvements are proposed on the subject property. Furthermore, the requested variance will not cause the District's environmental performance standards for noise, glare, vibrations, airborne emissions or hazardous materials to be exceeded.

vi. The variance represents the minimum deviation from the regulations that will afford relief.

The requested variance to provide a lot width of 283.55 feet on proposed Lot 2.02, whereas a minimum lot width of 300 feet is required, represents the minimum deviation from the regulations that will afford relief. The proposed subdivision of existing Lot 2 is affected by the site's irregular shape and the configuration of existing improvements. The proposed subdivision line is configured in relation to the existing, developed conditions on the site, with each proposed lot containing a structure and associated parking areas. Due to these particular and unique conditions, the width of proposed Lot 2.02 remains the same as the preexisting nonconforming lot width of 283.55 feet on existing Lot 2, with the width of proposed Lot 2.02 in the vicinity of the office building on the site ranging from approximately 290 feet to a compliant 320 feet. There is no practicable alternative given the particular conditions on the site and on adjacent properties that could result in a subdivision having two lots with a conforming minimum lot width of 300 feet each. The site will continue to function as existing through the establishment of a zoning lot of record pursuant to N.J.A.C. 19:4-3.22.

vii. Granting the variance will not substantially impair the intent and purpose of these regulations.

The granting of the requested variance to provide a lot width of 283.55 feet on proposed Lot 2.02, whereas a minimum lot width of 300 feet is required, will not substantially impair the intent and

purpose of these regulations. Specific purposes of the District zoning regulations include providing sufficient space in appropriate locations for a variety of uses, and ensuring that such uses are suitably sited and placed in order to relate buildings and uses to each other and to the environment so that the aesthetic and use values are maximized. In this instance, the buildings on the site and the associated improvements will continue to be sited in their existing condition and parking and access will remain shared between proposed lots, in accordance with the recommended conditions to establish a zoning lot of record and cross-easements on the subdivided lots in section A.1.iv. and vi. above.

D. Standards for the Granting of a Bulk Variance from the Provisions of 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.

The District Zoning Regulations at N.J.A.C. 19:4-4.14(e) state in part that, *a variance shall not be granted unless specific written findings of fact directly based upon the particular evidence presented are made that support conclusions that...*

1. Concerning bulk variances:

- i. The variance requested arises from such condition that is unique to the property in question, is not ordinarily found in the same zone, and is not created by any action of the property owner or the applicant.*

Existing Lot 2 is a 5.981-acre lot containing two detached commercial structures on a single lot, inclusive of a 150-room hotel and a six-story office building. The existing buildings are spaced approximately 40 feet apart from each other. The subject property is irregularly-shaped,

having a trapezoidal configuration with an angled southerly lot line formed by the alignment of the adjacent Cromakill Creek Tributary. The subject property is significantly longer at its easterly lot line, having 700 feet of frontage along Harmon Meadow Boulevard, than at its westerly lot line along the NJ Turnpike ROW, which measures 283.55 feet in length. The length of the westerly lot line is a preexisting nonconforming condition, as a minimum lot width of 300 feet is required in the Regional Commercial zone.

These particular and unique conditions affect the ability of the property owner to subdivide the property into two lots in full compliance with the dimensional requirements of the Hackensack Meadowlands District zoning regulations.

- ii. The granting of the variance will not adversely affect the rights of neighboring property owners or residents.*

The granting of the requested variance to provide a minimum side yard setback of 2.7 feet on proposed Lot 2.01, whereas a side yard setback of 40 feet is required, will not adversely affect the rights of neighboring property owners or residents. No residential uses are located proximate to the property in question.

No changes or expansion are proposed to the existing buildings or improvements on the site, and there will be no impact to the provision of light, air, and open space due to the proposed subdivision. The applicant proposes to subdivide the subject property to create separate lots for the existing hotel and office buildings to facilitate the financial and legal administration of the

property, and the subdivided lots are proposed to continue operating as a single unit through the establishment of a zoning lot of record pursuant to N.J.A.C. 19:4-3.22. The proposed subdivision line is centrally located, evenly dividing the property to the extent possible, with a jog in the proposed lot line corresponding with the layout of existing improvements. Therefore, there will be no change to the character of the neighborhood resulting from the proposed subdivision.

- iii. *The strict application of the regulations will result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon, the property owner.*

The strict application of the regulations requires a minimum side yard setback of 40 feet to the proposed northerly property line of proposed Lot 2.01, whereas a minimum setback of 2.7 feet is proposed between the existing hotel building and the proposed subdivision line. A conforming subdivision, providing a minimum distance of 40 feet between each structure and the interior subdivision line, would result in exceptional practical difficulties to the property owner due to the existing, developed character of the property and the proximity of the two individual buildings and uses. There is no practicable alternative to positioning the subdivision line on the premises that would allow the hotel structure and the office structure to be located on individual lots and meet the required setback of 40 feet on each lot. The proposed subdivision line is optimally positioned to ensure the functionality of the improvements on both Lots 2.01 and 2.02. A total distance of approximately 40 feet would continue to be provided between the

two existing structures on the property.

Therefore, the strict application of the requirement to provide a minimum 40-foot setback between the existing hotel structure and the proposed subdivision line to the north would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon, the property owner.

iv. The variance will not result in substantial detriment to the public good and will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare.

There will be no substantial detriment to the public good and no adverse impacts to the public health, safety, morals, order, convenience, prosperity or general welfare by the granting of the requested variance to provide a 2.7-foot side yard setback between the existing hotel structure on the site and the proposed subdivision line to the north, whereas 40 feet is required. There exists a minimum distance of 40 feet between the two existing structures on the site, and the placement of the proposed subdivision line will have no adverse impact on public safety or health, as adequate light, air and open space will continue to be supplied.

v. The variance will not have a substantial adverse environmental impact.

The granting of the requested variance will not have any adverse environmental impacts. No changes, expansions, or additional improvements are proposed on the subject property. The requested variance is solely related to the subdivision of developed property

containing existing improvements. The location of the proposed subdivision line will not cause the NJSEA's performance standards regarding noise, vibrations, airborne emissions, hazardous materials, glare or water quality to be exceeded.

- vi. The variance represents the minimum deviation from the regulations that will afford relief.*

The requested variance represents the minimum deviation from the regulations that will afford relief. There is no practicable alternative available that could position the subdivision line in a location that could meet the required side yard setback of 40 feet on each lot due to the existing developed character of the site. Alternative locations for the placement of the proposed subdivision line are limited due to the configuration of existing structures and site improvements. Notwithstanding, a total distance of approximately 40 feet will continue to be provided between the existing hotel and office structures.

- vii. Granting the variance will not substantially impair the intent and purpose of these regulations.*

Specific purposes of the District zoning regulations include providing sufficient space in appropriate locations for a variety of uses, and ensuring that such uses are suitably sited and placed in order to relate buildings and uses to each other and to the environment so that the aesthetic and use values are maximized. The proposed side yard setback is consistent with this intent by

allowing the site to continue to be utilized in a safe, orderly and efficient manner.

E. Standards for the Granting of a Bulk Variance from the Provisions of 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.

The District Zoning Regulations at N.J.A.C. 19:4-4.14(e) state in part that, *a variance shall not be granted unless specific written findings of fact directly based upon the particular evidence presented are made that support conclusions that...*

1. Concerning bulk variances:

- i. The variance requested arises from such condition that is unique to the property in question, is not ordinarily found in the same zone, and is not created by any action of the property owner or the applicant.*

Existing Lot 2 is a 5.981-acre lot containing two detached commercial structures on a single lot, inclusive of a 150-room hotel and a six-story office building. The existing buildings are spaced approximately 40 feet apart from each other. The subject property is irregularly-shaped, having a trapezoidal configuration with an angled southerly lot line formed by the alignment of the adjacent Cromakill Creek Tributary. The subject property is significantly longer at its easterly lot line, having 700 feet of frontage along Harmon Meadow Boulevard, than at its westerly lot line along the NJ Turnpike ROW, which measures 283.55 feet in length. The length of the westerly lot line is a preexisting nonconforming condition, as a minimum lot width of 300 feet is required in the Regional Commercial zone.

These particular and unique conditions affect the ability of the property owner to subdivide the property into two lots in full compliance with the dimensional requirements of the Hackensack Meadowlands District zoning regulations.

- ii. The granting of the variance will not adversely affect the rights of neighboring property owners or residents.*

The granting of the requested variance to provide a minimum side yard setback of 18.4 feet on proposed Lot 2.02, whereas a side yard setback of 40 feet is required, will not adversely affect the rights of neighboring property owners or residents. No residential uses are located proximate to the property in question.

No changes or expansion are proposed to the existing buildings or improvements on the site, and there will be no impact to the provision of light, air, and open space due to the proposed subdivision. The applicant proposes to subdivide the subject property to create separate lots for the existing hotel and office buildings to facilitate the financial and legal administration of the property, and the subdivided lots are proposed to continue operating as a single unit through the establishment of a zoning lot of record pursuant to N.J.A.C. 19:4-3.22. The proposed subdivision line is centrally located, evenly dividing the property to the extent possible, with a jog in the proposed lot line corresponding with the layout of existing improvements. Therefore, there will be no change to the character of the neighborhood resulting from the proposed subdivision.

- iii. *The strict application of the regulations will result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon, the property owner.*

The strict application of the regulations requires a minimum side yard setback of 40 feet to the proposed northerly property line of proposed Lot 2.02, whereas a minimum setback of 18.4 feet is proposed between the existing office building and the proposed subdivision line. A conforming subdivision, providing a minimum distance of 40 feet between each structure and the interior subdivision line, would result in exceptional practical difficulties to the property owner due to the existing, developed character of the property and the proximity of the two individual buildings and uses. There is no practicable alternative to positioning the subdivision line on the premises that would allow the hotel structure and the office structure to be located on individual lots and meet the required setback of 40 feet on each lot. The proposed subdivision line is optimally positioned to ensure the functionality of the improvements on both Lots 2.01 and 2.02. A total distance of approximately 40 feet would continue to be provided between the two existing structures on the property.

Therefore, the strict application of the requirement to provide a minimum 40-foot setback between the existing office structure and the proposed subdivision line to the south would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon, the property owner.

iv. The variance will not result in substantial detriment to the public good and will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare.

There will be no substantial detriment to the public good and no adverse impacts to the public health, safety, morals, order, convenience, prosperity or general welfare by the granting of the requested variance to provide a 18.4-foot side yard setback between the existing office structure on the site and the proposed subdivision line to the south, whereas 40 feet is required. There exists a minimum distance of 40 feet between existing structures on the site, and the placement of the proposed subdivision line will have no adverse impact on public safety or health, as adequate light, air and open space will continue to be supplied.

v. The variance will not have a substantial adverse environmental impact.

The granting of the requested variance will not have any adverse environmental impacts. No changes, expansions, or additional improvements are proposed on the subject property. The requested variance is solely related to the subdivision of developed property containing existing improvements. The location of the proposed subdivision line will not cause the NJSEA's performance standards regarding noise, vibrations, airborne emissions, hazardous materials, glare or water quality to be exceeded.

vi. The variance represents the minimum deviation from the regulations that will afford relief.

The requested variance represents the minimum deviation from the regulations that will afford relief. There is no practicable alternative available that could position the subdivision line in a location that could meet the required side yard setback of 40 feet on each lot due to the existing developed character of the site. Alternative locations for the placement of the proposed subdivision line are limited due to the configuration of existing structures and site improvements. Notwithstanding, a total distance of approximately 40 feet will remain between the existing hotel and office structures.

vii. Granting the variance will not substantially impair the intent and purpose of these regulations.

Specific purposes of the District zoning regulations include providing sufficient space in appropriate locations for a variety of uses, and ensuring that such uses are suitably sited and placed in order to relate buildings and uses to each other and to the environment so that the aesthetic and use values are maximized. The proposed side yard setback is consistent with this intent by allowing the site to continue to be utilized in a safe, orderly and efficient manner.

F. Standards for the Granting of a Bulk Variance from the Provisions of 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.

The District Zoning Regulations at N.J.A.C. 19:4-4.14(e) state in part that, *a variance shall not be granted unless specific written findings of fact directly based upon the particular evidence presented are made that support conclusions that...*

1. *Concerning bulk variances:*

- i. The variance requested arises from such condition that is unique to the property in question, is not ordinarily found in the same zone, and is not created by any action of the property owner or the applicant.*

Existing Lot 2 is a 5.981-acre lot containing two detached commercial structures on a single lot, inclusive of a 150-room hotel and a six-story office building. The subject property is irregularly-shaped, having a trapezoidal configuration with an angled southerly lot line formed by the alignment of the adjacent Cromakill Creek Tributary. The subject property is significantly longer at its easterly lot line, having 700 feet of frontage along Harmon Meadow Boulevard, than at its westerly lot line along the NJ Turnpike ROW, which measures 283.55 feet in length. The length of the westerly lot line is a preexisting nonconforming condition, as a minimum lot width of 300 feet is required in the Regional Commercial zone.

These particular and unique conditions affect the ability of the property owner to subdivide the property into two lots in full compliance with the dimensional requirements of the Hackensack Meadowlands District zoning regulations.

- ii. The granting of the variance will not adversely affect the rights of neighboring property owners or residents.*

The granting of the requested variance to provide for an FAR of 0.78 on proposed Lot 2.02, whereas a maximum FAR of 0.75 is permitted, will not adversely affect the rights of neighboring property owners or residents. No residential uses are located proximate to the property in question.

No changes or expansion are proposed to the existing buildings or improvements on the site. The applicant proposes to subdivide the subject property to create separate lots for the existing hotel and office buildings to facilitate the financial and legal administration of the property, and the subdivided lots are proposed to continue operating as a single unit through the establishment of a zoning lot of record pursuant to N.J.A.C. 19:4-3.22. Therefore, there will be no change to the character of the neighborhood resulting from the proposed subdivision.

iii. The strict application of the regulations will result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon, the property owner.

The strict application of the regulations requires a maximum FAR of 0.75 on proposed Lot 2.02, whereas a 0.78 FAR is proposed. The FAR calculation, which under existing conditions is based on the overall 5.981 lot area of Lot 2, is recalculated to a 0.78 FAR for proposed Lot 2 by virtue of the proposed subdivision, and is not the result of any building expansion on the site. In order to comply with the FAR requirement, the applicant would have to either demolish a portion of the building, or acquire additional property. It would constitute a significant and exceptional practical difficulty to require the

demolition of existing floor area, and the ability to acquire additional property to create a conforming FAR is constrained, as adjacent properties are either fully developed, contain environmentally sensitive lands, or located within a state highway ROW. The alignment of the proposed subdivision line is affected by the site's irregular configuration and the particular developed conditions existing on the property, with the need to create a lot for each structure with associated parking areas and access to an improved street. The site will continue to function as an existing unit through the establishment of a zoning lot of record pursuant to N.J.A.C. 19:4-3.22.

Therefore, the strict application of the regulations will result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon, the property owner.

iv. The variance will not result in substantial detriment to the public good and will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare.

The granting of the requested variance to provide a 0.78 FAR on proposed Lot 2.02, whereas a maximum FAR of 0.75 is permitted, will not result in substantial detriment to the public good and will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare. The subject property is currently developed with uses that are permitted in the Regional Commercial zone. The proposed subdivision is not intended to expand the development potential on the property, but rather to facilitate the financial and legal administration of the property. The

property will continue to operate as a single unit through the establishment of a zoning lot of record pursuant to N.J.A.C. 19:4-3.22.

v. The variance will not have a substantial adverse environmental impact.

There will be no adverse environmental impact resulting from the creation of proposed Lot 2.02 having a 0.78 FAR, whereas a maximum FAR of 0.75 is permitted. No changes, expansions, or additional improvements are proposed on the subject property. The presence of environmentally sensitive wetlands along the site's westerly and southerly property lines limits the ability of further expansion of the subject property. Furthermore, the requested variance will not cause the District's environmental performance standards for noise, glare, vibrations, airborne emissions or hazardous materials to be exceeded.

vi. The variance represents the minimum deviation from the regulations that will afford relief.

The granting of the requested variance to provide a 0.78 FAR on proposed Lot 2.02, whereas a maximum FAR of 0.75 is permitted, represents the minimum deviation from the regulations that will afford relief. The proposed subdivision is affected by the site's irregular shape and the configuration of existing improvements. The proposed subdivision line is configured in relation to the existing, developed conditions on the site, with each proposed lot containing a structure and associated parking areas. The site will continue to function as existing through the establishment of a zoning lot of record pursuant to N.J.A.C. 19:4-3.22.

vii. Granting the variance will not substantially impair the intent and purpose of these regulations.

The granting of the requested variance to provide a 0.78 FAR on proposed Lot 2.02, whereas a maximum FAR of 0.75 is permitted will not substantially impair the intent and purpose of these regulations. Specific purposes of the District zoning regulations include providing sufficient space in appropriate locations for a variety of uses, and ensuring that such uses are suitably sited and placed in order to relate buildings and uses to each other and to the environment so that the aesthetic and use values are maximized. FAR is a measure of density and intensity of development in relation to lot size. In this instance, the buildings on the site and the associated improvements will continue to be sited in their existing condition, and the establishment of a zoning lot of record, which would calculate the permitted floor area based on the combined lot area of proposed Lots 2.01 and 2.02, will result in a compliant FAR on the joined premises.

G. Standards for the Granting of a Bulk Variance from the Provisions of 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 District Zoning Regulations at N.J.A.C. 19:4-4.14(e) state in part that, *a variance shall not be granted unless specific written findings of fact directly based upon the particular evidence presented are made that support conclusions that...*

1. *Concerning bulk variances:*

- i. *The variance requested arises from such condition that is unique to the property in question, is not ordinarily found in the same zone, and is not created by any action of the property owner or the applicant.*

Existing Lot 2 is a 5.981-acre lot containing two detached commercial structures on a single lot, inclusive of a 150-room hotel and a six-story office building. The subject property is irregularly-shaped, having a trapezoidal configuration with an angled southerly lot line formed by the alignment of the adjacent Cromakill Creek Tributary. The subject property is significantly longer at its easterly lot line, having 700 feet of frontage along Harmon Meadow Boulevard, than at its westerly lot line along the NJ Turnpike ROW, which measures 283.55 feet in length. The length of the westerly lot line is a preexisting nonconforming condition, as a minimum lot width of 300 feet is required in the Regional Commercial zone.

These particular and unique conditions affect the ability of the property owner to subdivide the property into two lots in full compliance with the dimensional requirements of the Hackensack Meadowlands District zoning regulations.

- ii. *The granting of the variance will not adversely affect the rights of neighboring property owners or residents.*

The granting of the requested variance to provide for a hotel density of 58.3 hotel rooms per acre on proposed Lot 2.01, whereas a maximum number of 25 hotel and motel rooms per acre is permitted, will not adversely affect the rights of neighboring property owners or

residents. No residential uses are located proximate to the property in question.

No changes or expansion are proposed to the existing buildings or improvements on the site. The applicant proposes to subdivide the subject property to create separate lots for the existing hotel and office buildings to facilitate the financial and legal administration of the property, and the subdivided lots are proposed to continue operating as a single unit through the establishment of a zoning lot of record pursuant to N.J.A.C. 19:4-3.22. Therefore, there will be no change to the character of the neighborhood resulting from the proposed subdivision.

iii. The strict application of the regulations will result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon, the property owner.

The strict application of the regulations requires a maximum number of 25 hotel and motel rooms per acre, whereas a ratio of 58.3 hotel rooms per acre is proposed. The hotel density calculation, which is currently based on the entire 5.981 lot area of existing Lot 2, is recalculated to 58.3 units per acre for proposed Lot 2.01 by virtue of the proposed subdivision, and is not the result of any building expansion on the site. In order to comply with the hotel density requirement, the applicant would have to either demolish a portion of the building, or acquire additional property. It would constitute a significant and exceptional practical difficulty to require the demolition of existing hotel rooms, and the ability to acquire additional property to create a conforming hotel density for each lot

is constrained, as adjacent properties are either fully developed, contain environmentally sensitive lands, or located within a state highway ROW. The alignment of the proposed subdivision line is affected by the site's irregular configuration and the particular, developed conditions existing on the property, with the need to create a lot for each structure with associated parking areas and access to an improved street.

Therefore, the strict application of the regulations will result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon, the property owner.

iv. The variance will not result in substantial detriment to the public good and will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare.

The granting of the requested variance to provide for a hotel density of 58.3 hotel rooms per acre on proposed Lot 2.01, whereas a maximum number of 25 hotel and motel rooms per acre is permitted, will not result in substantial detriment to the public good and will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare. The subject property is currently developed with uses that are permitted in the Regional Commercial zone. The proposed subdivision is not intended to expand the development potential on the property, but rather to facilitate the financial and legal administration of the property. The property will continue to operate as a single unit through the establishment of a zoning lot of record pursuant to N.J.A.C. 19:4-3.22.

v. The variance will not have a substantial adverse environmental impact.

There will be no adverse environmental impact resulting from the creation of proposed Lot 2.01 having a hotel density of 58.3 hotel rooms per acre, whereas a maximum number of 25 hotel and motel rooms per acre is permitted. No changes, expansions, or additional improvements are proposed on the subject property. The presence of environmentally sensitive wetlands along the site's westerly and southerly property lines limits the ability of further expansion of the subject property. Furthermore, the requested variance will not cause the District's environmental performance standards for noise, glare, vibrations, airborne emissions or hazardous materials to be exceeded.

vi. The variance represents the minimum deviation from the regulations that will afford relief.

The granting of the requested variance to provide for a hotel density of 58.3 hotel rooms per acre on proposed Lot 2.01, whereas a maximum number of 25 hotel and motel rooms per acre is permitted, represents the minimum deviation from the regulations that will afford relief. The proposed subdivision is affected by the site's irregular shape and the configuration of existing improvements. The proposed subdivision line is configured in relation to the existing, developed conditions on the site, with each proposed lot containing a structure and associated parking areas. The site will continue to function as an existing unit through the establishment of a zoning lot of record pursuant to N.J.A.C. 19:4-3.22.

vii. Granting the variance will not substantially impair the intent and purpose of these regulations.

The granting of the requested variance to provide for a hotel density of 58.3 hotel rooms per acre on proposed Lot 2.01, whereas a maximum number of 25 hotel and motel rooms per acre is permitted will not substantially impair the intent and purpose of these regulations. Specific purposes of the District zoning regulations include providing sufficient space in appropriate locations for a variety of uses, and ensuring that such uses are suitably sited and placed in order to relate buildings and uses to each other and to the environment so that the aesthetic and use values are maximized. The number of permitted hotel rooms in relation to the lot area is a measure of intensity of development. In this instance, the buildings on the site and the associated improvements will continue to be sited in their existing condition, and the establishment of a zoning lot of record, which would calculate the permitted number of hotel rooms based on the combined lot area of proposed Lots 2.01 and 2.02, will result in no change to existing hotel density on the joined premises.

V. SUMMARY OF CONCLUSIONS

A. Standards for the Granting of a Bulk Variance from the Provisions of 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.

Based on the record in this matter, the bulk variance application to permit a lot area of 2.278 acres for proposed Lot 2.01, whereas a minimum lot area of three acres is required, is hereby recommended for APPROVAL SUBJECT TO THE FOLLOWING CONDITIONS:

1. The applicant shall establish proposed Lots 2.01 and 2.02 as a single Zoning Lot of Record in accordance with N.J.A.C. 19:4-3.22.
2. The applicant shall establish cross-easements on proposed Lots 2.01 and 2.02 for shared parking and access between both proposed lots.

CONDITIONAL APPROVAL

Recommendation on
Variance Request

1/12/2026

Date



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

CONDITIONAL APPROVAL

Recommendation on
Variance Request

1/12/2026

Date



Robert Davidow, Esq.
Senior Vice President
Office of Legal & Regulatory Affairs

B. Standards for the Granting of a Bulk Variance from the Provisions of 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.

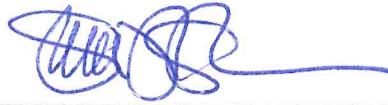
Based on the record in this matter, the bulk variance application to permit a minimum lot width of 10 feet for proposed Lot 2.01, whereas a minimum lot width of 300 feet is required, is hereby recommended for APPROVAL.

APPROVAL

Recommendation on
Variance Request

1/12/2026

Date




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

APPROVAL

Recommendation on
Variance Request

1/12/26

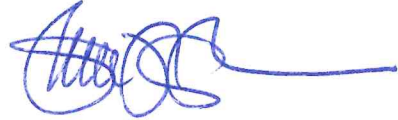
Date




Robert Davidow, Esq.
Senior Vice President
Office of Legal & Regulatory Affairs

C. Standards for the Granting of a Bulk Variance from the Provisions of N.J.A.C. 19:4-5.55(a)2, which requires a minimum lot width of 300 feet, whereas a lot width of 283.55 feet is proposed for Lot 2.02.


Based on the record in this matter, the bulk variance application to permit a minimum lot width of 283.55 feet for proposed Lot 2.02, whereas a minimum lot width of 300 feet is required, is hereby recommended for APPROVAL.

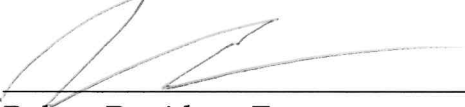
<u>APPROVAL</u>	<u>11/12/2026</u>	
Recommendation on	Date	Sara J. Sundell, P.E., P.P.
Variance Request		Senior Director of Land Use Management

<u>Approval</u>	<u>11/12/24</u>	
Recommendation on	Date	Robert Davidow, Esq.
Variance Request		Senior Vice President
		Office of Legal & Regulatory Affairs

D. Standards for the Granting of a Bulk Variance from the Provisions of N.J.A.C. 19:4-5.56(a)3ii, which requires a minimum side yard of 40 feet, whereas a minimum side yard setback of 2.7 feet is proposed for Lot 2.01.


Based on the record in this matter, the bulk variance application to permit a minimum side yard setback of 2.7 feet for proposed Lot 2.01, whereas a minimum side yard of 40 feet is required, is hereby recommended for APPROVAL.


<u>APPROVAL</u>	<u>1/12/2026</u>	
Recommendation on Variance Request	Date	Sara J. Sundell, P.E., P.P. Senior Director of Land Use Management

<u>APPROVAL</u>	<u>1/12/26</u>	
Recommendation on Variance Request	Date	Robert Davidow, Esq. Senior Vice President Office of Legal & Regulatory Affairs

E. Standards for the Granting of a Bulk Variance from the Provisions of N.J.A.C. 19:4-5.56(a)3ii, which requires a minimum side yard of 40 feet, whereas a minimum side yard setback of 18.4 feet is proposed for Lot 2.02.

Based on the record in this matter, the bulk variance application to permit a minimum side yard setback of 18.4 feet for proposed Lot 2.02, whereas a minimum side yard of 40 feet is required, is hereby recommended for APPROVAL.

<u>APPROVAL</u>	<u>1/12/2026</u>	
Recommendation on Variance Request	Date	Sara J. Sundell, P.E., P.P. Senior Director of Land Use Management

<u>APPROVAL</u>	<u>1/12/26</u>	
Recommendation on Variance Request	Date	Robert Davidow, Esq. Senior Vice President Office of Legal & Regulatory Affairs

F. Standards for the Granting of a Bulk Variance from the Provisions of 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.

Based on the record in this matter, the bulk variance application to permit a floor area ratio of 0.78 for proposed Lot 2.02, whereas a maximum floor area ratio of 0.75 is permitted, is hereby recommended for APPROVAL.

APPROVAL

Recommendation on
Variance Request

1/12/2026

Date



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

APPROVAL

Recommendation on
Variance Request

1/12/26

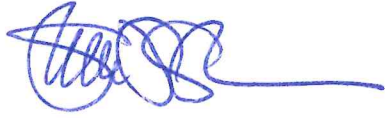

Date



Robert Davidow, Esq.
Senior Vice President
Office of Legal & Regulatory Affairs

G. Standards for the Granting of a Bulk Variance from the Provisions of 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.

Based on the record in this matter, the bulk variance application to permit a maximum hotel density of 58.3 rooms per acre for proposed Lot 2.01, whereas a maximum hotel room density of 25 rooms per acre is permitted, is hereby recommended for APPROVAL.

<u>APPROVAL</u>	<u>1/12/2026</u>	
Recommendation on Variance Request	Date	Sara J. Sundell, P.E., P.P. Senior Director of Land Use Management
<u>APPROVAL</u>	<u>1/12/26</u>	
Recommendation on Variance Request	Date	Robert Davidow, Esq. Senior Vice President Office of Legal & Regulatory Affairs