



We Bring the World to New Jersey

PUBLIC NOTICE
35 Meadowlands Holdings, LLC -
New Hotel/Convenience Store/Gas Station & Variances
File No. 21-225

Please take notice that applications for one use variance and seven bulk variances have been filed with the New Jersey Sports and Exposition Authority (NJSEA) by Alexander Oppen, of The Oppen Group, on behalf of 35 Meadowlands Holdings, LLC, for the premises identified as 35 Meadowland Parkway, Block 100, Lots 1, 2, and 2.01, in the Town of Secaucus, New Jersey. The subject premises is located within the Hackensack Meadowlands District's Commercial Park zone. The variances are sought in connection with the applicant's proposal to construct a proposed new 122-room hotel, 5,869-square-foot convenience retail store, and fuel service station, with associated 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 list a fuel service station as a permitted use in the Commercial Park zone. The applicant proposes to construct a fuel service station on the subject property in the Commercial Park zone.

The applicant is also requesting bulk variance relief from the following:

1. N.J.A.C. 19:4-5.49(a)3i, which requires a minimum 35-foot front yard setback in the Commercial Park zone; whereas, structures, including a utility hot box, fuel vent pipe, and compressed air/vacuum equipment, are proposed to be located in the required front yard along Meadowland Parkway at a minimum setback of 8.3 feet.
2. N.J.A.C. 19:4-8.2(b)1, which does not permit vehicular use areas in the required front yard or required buffer areas; whereas, twelve (12) parking spaces are proposed at a minimum setback of 5.3 feet within the required front yard along Meadowland Parkway and seventeen (17) parking spaces are proposed within the required 50-foot waterway buffer. Two of these parking spaces are located within both the required front yard and the waterway buffer.
3. N.J.A.C. 19:4-8.3(b)1, which does not permit loading areas in any front yard. A fuel loading zone is proposed in the front yard along Meadowland Parkway.
4. N.J.A.C. 19:4-8.4(a)37, which requires a minimum 12-foot by 30-foot loading space be provided for the proposed limited-service hotel; whereas, no loading space is proposed to be provided for the hotel use.
5. N.J.A.C. 19:4-8.7(a), which requires a minimum 50-foot-wide landscaped buffer measured from the mean high water line or top of bank where any development borders the Hackensack River, tributaries, or streams located in the District, and does not permit fill, structures, or impervious pavement within the waterway

buffer; whereas, the hotel structure is proposed within the required 50-foot-wide buffer.

6. N.J.A.C. 19:4-8.7(a), which requires a minimum 50-foot-wide landscaped buffer measured from the mean high water line or top of bank where any development borders the Hackensack River, tributaries, or streams located in the District, and does not permit fill, structures, or impervious pavement within the waterway buffer; whereas, fill, site improvements, a refuse area, and accessory structures are proposed within the required 50-foot-wide buffer.
7. N.J.A.C. 19:4-8.14(i)6, which requires that signs shall be set back a minimum of 15 feet from property lines; whereas, a pylon sign is proposed to be set back 7.2 feet from the front lot line along Meadowland Parkway.

A public hearing regarding the requested variances will be held on Tuesday, January 27, 2026, 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 Mia Petrou of the NJSEA no later than January 26, 2026, by email at mpetrou@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 Mia Petrou at mpetrou@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 Mia Petrou at mpetrou@njsea.com.

Sincerely,



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