



We Bring the World to New Jersey

PUBLIC NOTICE

March 19, 2026

NJ Transit/2600 Penhorn Ave - Billboard (Variance)

File No. 26-034

Please take notice that applications for two (2) bulk variances have been filed with the New Jersey Sports and Exposition Authority (NJSEA) by NJ Transit Corp. for the premises located at 2600 Penhorn Avenue, identified as Block 451.04, Lot 22.1325 in the Township of North Bergen, New Jersey. The subject property is located within the Hackensack Meadowlands District's Intermodal A zone. The bulk variances are sought in connection with the applicant's proposal to construct a multi-message outdoor advertising billboard sign on the subject property.

Specifically, the applicant is requesting bulk variance approval pursuant to the following:

1. N.J.A.C. 19:4-8.14(h)7ii(1), which states that billboards shall only be permitted within a ROW having a posted speed limit of 55 mph or higher, or within 50 feet thereof, whereas the posted speed limit of the ROW adjacent to the proposed billboard location is 50 mph.
2. N.J.A.C. 19:4-8.14(h)7v, which states that the maximum permitted billboard sign height shall be 30 feet above the grade level of the adjacent roadway surface, whereas a maximum sign height of 75 feet above the grade level of the adjacent roadway surface is proposed.

A public hearing will be held on Tuesday, April 7, 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 application. Written comments must be received by John Speer of the NJSEA no later than April 6, 2026, by email at jspeer@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 John Speer at jspeer@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 John Speer at jspeer@njsea.com during regular business hours.

Sincerely,

A handwritten signature in blue ink, appearing to read "Sara J. Sundell", is written over a blue circular stamp or seal.

Sara J. Sundell, P.E., P.P.

Senior Director of Land Use Management
Chief Engineer