IN NEED OF REDEVELOPMENT INVESTIGATION REPORT

DRAFT

Block 227, Lot 9

Town of Secaucus



New Jersey Sports & Exposition Authority

November 2026

Redevelopment Investigation Authorized by NJSEA Resolution No. 2026-23 on June 24, 2026

NEW JERSEY SPORTS & EXPOSITION AUTHORITY

IN NEED OF REDEVELOPMENT INVESTIGATION REPORT
DRAFT

Block 227, Lot 9
Town of Secaucus

November 2026

John Ballantyne, ***Chairman***

Joseph Buckelew, ***Vice Chairman***

Jill Hirsch, ***President/CEO***

Board Members
Aaron Binder*
Anthony Abrantes
John J. Duthie
Armando B. Fontoura
Gail B. Gordon, Esq.
Daniel Gumble
Woody Knopf
Thomas Mullahey
Sam Parker
Eric S. Pennington, Esq.
Marguerite M. Schaffer, Esq.
Louis J. Stellato
**NJ State Treasurer*

TABLE OF CONTENTS

I. Introduction 4

II. Redevelopment Powers and Procedures 9
1. Redevelopment Legislation 9
2. Redevelopment Investigation 9
3. Resources 10

III. General Conditions of Study Area 11
1. Property Area 11
2. Zoning 13
3. Wetlands and Tidelands 15
4. Soils 16
5. Contamination 16
6. Vehicular Access 17
7. Floodplain 17
8. Utilities 18
9. Other Redevelopment Areas in Close Proximity 18

IV. Findings 22

V. Recommendations 25

VI. LIST OF FIGURES

1. Map: Location Map 6
2. Map: Existing Zoning 7
3. Map: Existing Land Use 8
4. Photographs of Existing Conditions within In Need of Redevelopment Study Area 11
5. Map: NJDEP Known Contaminated Sites 19
6. Map: FEMA Floodplain Map (2019 Effective Map) 20
7. Map: FEMA Floodplain Map (2014 Preliminary Map) 21

I. INTRODUCTION

The New Jersey Sports & Exposition Authority (NJSEA) is in receipt of a petition dated March 13, 2026, submitted by James P. Rhatican, Esq., of Hartz Mountain Industries, Inc., representing affiliate Meadowlands Logistics Center, LLC ("MLC"), owner of the property identified as Block 227, Lot 9, located along Paterson Plank Road/Hudson County Route 681 in the Town of Secaucus (the "Mori Tract" or "Subject Property"), requesting that the NJSEA investigate the redevelopment potential of the Subject Property.

On June 24, 2026, the NJSEA Board of Commissioners adopted Resolution No. 2026-23, which authorized the staff to conduct an investigation of the Subject Property to determine whether it meets the conditions to be designated an area in need of redevelopment.

The proposed in-need of redevelopment investigation area is comprised of one tax lot, Block 227, Lot 9, and is delineated by a red boundary line on **Figure 1 – Location Map**.

The Subject Property contains 135.8 acres and is split-zoned, with 61.1 acres of predominantly uplands located in the District's Regional Commercial (RC) zone and 74.7 acres of predominantly wetlands within the Environmental Conservation (EC) zone, as shown on **Figure 2 – Existing Zoning**, which depicts the existing zoning designations for the redevelopment investigation area.

The Subject Property fronts on Paterson Plank Road to the south, which is also designated as Hudson County Route 681, and is bounded by Park Plaza Drive within Harmon Meadow, a commercial/retail/residential development, to the west, as shown on **Figure 3 – Existing Land Use.** A small portion of the northwest corner of the property within the EC zone fronts on the Eastern Spur of the New Jersey Turnpike. The eastern and northern property lines form the municipal boundary line between Secaucus and North Bergen. The properties located north of the Subject Property include undeveloped wetlands and industrial uses. The eastern border of the Subject Property adjoins a stretch of PSE&G-owned utility right-of-way containing electric transmission towers, which is located along West Side Avenue in North Bergen. Warehouse and industrial properties are located in the immediate vicinity on the east side of West Side Avenue.

Prior to acquisition by the current property owner, the property, also known as the Mori Tract, had been owned by Eugene Mori and had been vacant and unimproved for many years. A review of historic aerial maps available to the NJSEA indicates that the Subject Property has remained vacant as far back as 1930, and the NJSEA has no evidence of prior development on the Subject Property.

In response to development interest in the Subject Property, and in consideration of the site's large upland area and its potential for significant economic and environmental impacts to the region, the NJSEA Board of Commissioners deemed the development of the Subject Property to be a Vital Project in Resolution 2019-07, dated March 21, 2019. In February 2023, the Petitioner submitted zoning certificate and use variance applications to develop a warehouse facility on the subject property. Subsequently, the Board passed Resolution 2025-26, conditionally approving a use variance to construct a 775,000-square-foot warehouse building with associated site improvements on the portion of the property within the Regional Commercial zone, and thereafter the NJSEA staff conditionally approved a zoning certificate, CZC-23-048, on March 19, 2026 for the project. As a condition of these issued approvals, the Petitioner, as the property owner, is required to provide a conservation easement to preserve in perpetuity the lands on the portion of the Subject Property within the EC zone.

The petitioner states that the Subject Property at Block 227, Lot 9 should be declared an area in need of redevelopment in accordance with the following criteria of the NJSEA regulations:

- Criterion No. 3, N.J.A.C 19:3-5.7(a)3, which states that *"Land that is owned by the NJMC (NJSEA), or other public entities, or unimproved vacant land that has remained so for a period of 10 years prior to adoption of the resolution; or land that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital;"*

- Criterion No. 5, N.J.A.C. 19:3-5.7(a)5, which states that *"Lack of proper utilization of areas, caused by the condition of the title, diverse ownership of the real property therein, or other conditions resulting in a stagnant or not fully productive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare;"*

- Criterion No. 8, N.J.A.C. 19:3-5.7(a)8, which states that *Areas, with or without improvements, where there is historic evidence of illegal dumping activities; areas with evidence of soil, groundwater, or surface water contamination; areas that, pursuant to the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), are listed on the CERCLA database; Federal, State, county, or municipally designated brownfield areas; and/or areas on the New Jersey Known Contaminated Sites List per N.J.S.A. 58:10-23.16 and 23.17.*

This In Need of Redevelopment Investigation Report ("Report") represents the results of the NJSEA staff investigation of the Subject Property to support the NJSEA Board of Commissioners' determination regarding whether the Subject Property should be deemed to be in need of redevelopment.

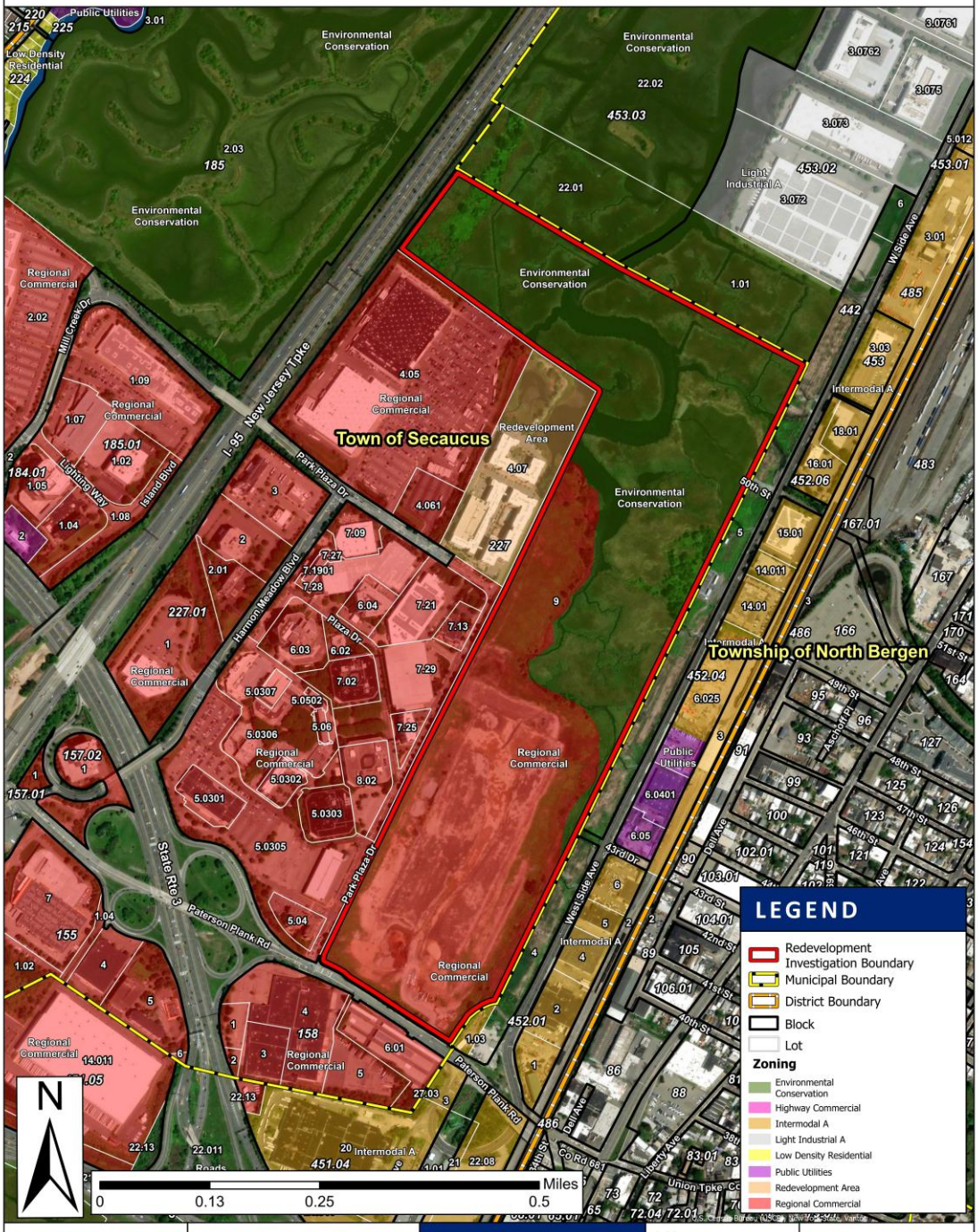
Redevelopment Investigation Block 227, Lot 9 Town of Secaucus

Figure 1 Location Map



Redevelopment Investigation Block 227, Lot 9 Town of Secaucus

Figure 2 Existing Zoning



Meadowlands Research & Restoration Institute

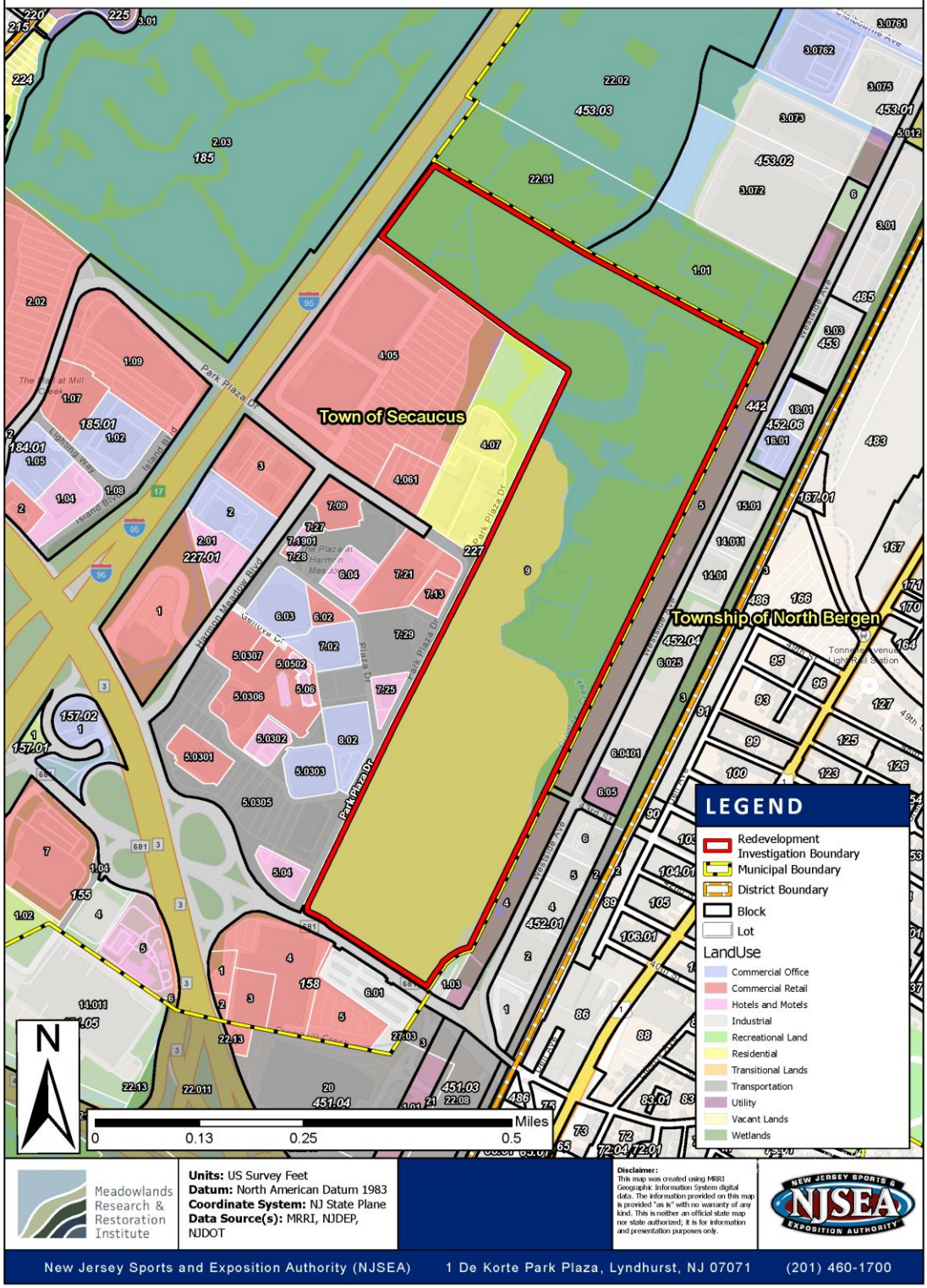
Units: US Survey Feet
Datum: North American Datum 1983
Coordinate System: NJ State Plane
Data Source(s): MRRI, NJDEP, NJDOT

Disclaimer:
This map was created using MRRI Geographic Information System digital data. The information provided on this map is provided "as is" with no warranty of any kind. This is neither an official state map nor state authorized; it is for information and presentation purposes only.

New Jersey Sports and Exposition Authority (NJSEA) 1 De Korte Park Plaza, Lyndhurst, NJ 07071 (201) 460-1700

Redevelopment Investigation Block 227, Lot 9 Town of Secaucus

Figure 3 Land Use



II. REDEVELOPMENT POWERS AND PROCEDURES

1. Redevelopment Legislation

The NJSEA is authorized by statute, at N.J.S.A. 5:10A, to declare the entire Meadowlands District, or any portion therein, an area in need of redevelopment.

The procedure for taking such action is provided in the Hackensack Meadowlands Agency Consolidation Act at N.J.S.A. 5:10A-23, and codified in the District's redevelopment regulations at N.J.A.C. 19:3-5.1 *et seq*.

2. Redevelopment Investigation

N.J.A.C. 19:3-5.4 sets forth the provisions for the requirements of a redevelopment investigation. Upon adoption of a resolution by the Authority authorizing an investigation, the NJSEA staff shall conduct the investigation and prepare an "In Need of Redevelopment Report" (Report), which shall contain the following:

a) A description of the methods and resources used to assess the area;
b) A detailed description of the area, including, but not limited to, acreage, existing zoning, description of existing utility infrastructure, and other relevant characteristics;
c) A site analysis for each lot within the area, listing, at a minimum, ownership, size, and characteristics which support the designation of the area as in need of redevelopment; and
d) Findings comparing the listed characteristics of the area to each criterion of N.J.A.C. 19:3-5.7. NJSEA staff shall determine whether the existing conditions of the area in question meet any of the following criteria:

1. *The generality of buildings are substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions;*

2. *The discontinuance of the use of buildings previously utilized for commercial, manufacturing, or industrial purposes; the abandonment of such buildings; or the same being allowed to fall into so great a state of disrepair as to be untenantable;*

3. *Land that is owned by the NJMC (NJSEA), or other public entities, or unimproved vacant land that has remained so for a period of 10 years prior to adoption of the resolution; or land that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital;*

4. *Areas with buildings or improvements that, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community;*

5. *Lack of proper utilization of areas, caused by the condition of the title, diverse ownership of the real property therein, or other conditions resulting in a stagnant or not fully productive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare;*

6. *Areas in excess of five contiguous acres, whereon buildings or improvements have been destroyed, consumed by fire, demolished or altered by the action of storm, fire, cyclone, tornado, earthquake or other casualty in such a way that the aggregate assessed value of the area has been materially depreciated;*

7. *Areas designated as an enterprise zone pursuant to the New Jersey Urban Enterprise Zones Act, N.J.S.A. 52:27H-60 et seq., where the execution of the actions prescribed in that act for the adoption by the municipality and approval by the New Jersey Enterprise Zone Authority of the zone development plan for the area of the enterprise zone shall be considered sufficient for the determination that the area is in need of redevelopment pursuant to N.J.S.A. 40A:12A-5 and 40A:12A-6 for the purpose of granting tax exemptions within the enterprise zone district pursuant to the provisions of N.J.S.A. 40A:20-1 et seq.; or*

8. *Areas, with or without improvements, where there is historic evidence of illegal dumping activities; areas with evidence of soil, groundwater, or surface water contamination; areas that, pursuant to the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), are listed on the CERCLA database; Federal, State, county, or municipally designated brownfield areas; and/or areas on the New Jersey Known Contaminated Sites List per N.J.S.A. 58:10-23.16 and 23.17.*

Upon completion of the draft Report, a public hearing shall be held in accordance with N.J.A.C. 19:4-4.17 to afford opportunity for public comment on the Report and its findings. The Report shall be available for public inspection upon the issuance of the public notice in accordance with N.J.A.C. 19:3-5.5.

3. Resources

The evaluation of the Subject Property and the immediately adjacent properties included the review of the following resources:

a) Existing physical and natural conditions in and surrounding the Subject Property;
b) NJSEA/MRRI aerial photographs and topographic maps;
c) NJSEA Geographic Information Systems (GIS) data provided by the Meadowlands Research & Restoration Institute (MRRI);
d) Hackensack Meadowlands District Master Plan Update 2020;
e) Hackensack Meadowlands District Regulations: N.J.A.C. 19:3-5.1 *et seq.* (Redevelopment Areas) and N.J.A.C. 19:4-1.1 *et seq.* (District Zoning Regulations);
f) Town of Secaucus Tax Maps;
g) Municipal Property Tax information (NJ MOD-IV data);
h) Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM), with Effective FIRM dated August 28, 2019, and Preliminary FIRM dated August 29, 2014;
i) NJSEA violation and development application records/engineering files;
j) NJDEP Known Contaminated Sites List (KCSL);
k) NJDEP maps showing Conveyances and Leases of State-owned Tidelands;
l) USDA Natural Resources Conservation Service Soils Survey;
m) NJSEA File No. CZC 23-048 Variance recommendation;
n) Redevelopment petition dated March 13, 2026, and supporting documents, submitted to the NJSEA by James P. Rhatican, Esq., of Hartz Mountain Industries, Inc., representing affiliate Meadowlands Logistics Center, LLC ("MLC");
o) NJDEP Administrative Order and Notice of Civil Administrative Penalty Assessment (AONOCAPA) Administrative Consent Order (ACO) dated 4/16/26;
p) NJDEP Site Remediation Administrative Consent Order (ACO) dated April 7, 2026;
q) NJSEA Resolutions 2017-26, 2019-07, 2025-26, 2025-65, 2026-23; and
r) Support letter dated March 30, 2026, from Secaucus Mayor Michael J. Gonnelli.

III. GENERAL CONDITIONS OF THE SUBJECT PROPERTY

Specific data regarding existing site conditions, characteristics and constraints are as follows:

1. **Property Area**
   The Subject Property is comprised of one tax lot, identified as Block 227, Lot 9, in the Town of Secaucus. The Subject Property totals approximately 135.8 acres in area per NJSEA GIS data, provided by MRRI.

   A map of existing zoning on and around the Subject Property can be found at **Figure 2 - Existing Zoning**. A map of existing land use can be found at **Figure 3 – Existing Land Use**.

Photo 1: Site Remediation (EC zone), 2023



Photo 2: Site Remediation (EC zone), 2023



Photo 3: Subject Property (EC zone) looking to the west/northwest



Photo 4: Subject Property (EC zone) looking north



2. Zoning

The Subject Property is located in both the Environmental Conservation (EC) and Regional Commercial (RC) zones.

A. Environmental Conservation Zone

The purpose of the Environmental Conservation zone is to preserve and enhance the ecological values of wetlands, open water and adjacent uplands within the District. The zone seeks to provide public access to these areas and encourage scientific and educational study in regard to wetland ecology.

a) The permitted uses in the EC zone (N.J.A.C. 19:4-5.9) are:

1. *Existing public utility equipment and appurtenances, including operating, maintaining, reconstructing, inspecting, testing, and removing such equipment;*
2. *Public access to water features, including trails, boat/canoe launches, water crossings, site furnishings, signage and structures that facilitate wildlife observation;*
3. *Scientific and educational study and experimentation in regard to wetland ecology;*
4. *Wetland enhancement, restoration or creation activities, performed either individually or in conjunction with wetland mitigation banks; and*
5. *Wildlife habitat creation.*

b) The special exception uses in the EC zone (N.J.A.C. 19:4-5.10) are:

1. *Communications transmission towers;*
2. *Electric transmission towers;*

3. *Marinas;*
4. *The construction of any element or other physical device to fulfill a requirement of another regulatory agency which has an interest in, or some level of jurisdiction over, a wetlands enhancement, restoration or creation activity; and*
5. *Structures and improvements essential for and used solely in conjunction with a permitted use.*

c) *The use limitation in the EC zone (N.J.A.C. 19:4-5.11) is that no use shall be operated, conducted or maintained that may impair the quality of the zone as an environmental conservation area. Any use that discourages or interferes with the purpose of the zone is prohibited.*

d) *The performance standards in the EC zone (N.J.A.C. 19:4-5.12) are:*
1. *All category A performance standards shall apply, with the exception of particulate source emissions.*
2. *Particulate source emissions shall not exceed 0.2 pounds per hour, per acre of lot for all uses*

B. Regional Commercial Zone

The purpose of the Regional Commercial zone is to accommodate large-scale commercial development proximate to major roadways, which is designed to accommodate a range of commercial uses serving a regional market area. Development in the zone should incorporate regional retail facilities and large-scale commercial employment centers.

a) *The permitted uses in the RC zone (N.J.A.C. 19:4-5.52) are:*
1. *Banks;*
2. *Business services;*
3. *Commercial recreation, indoor;*
4. *Commercial recreation, outdoor;*
5. *Convention centers;*
6. *Cultural facilities;*
7. *Day care facilities;*
8. *Health care centers;*
9. *Hotels and motels;*
10. *Movie theaters;*
11. *Offices;*
12. *Parks or recreation facilities;*
13. *Personal services;*
14. *Public utility uses, light;*
15. *Restaurants;*
16. *Retail;*
17. *Self-storage facilities; and*
18. *Social services.*

b) *The special exception uses in the RC zone (N.J.A.C. 19:4-5.53) are:*
1. *Communications transmission towers;*
2. *Essential public services; and*
3. *Helistops.*

c) The use limitations in the RC zone (N.J.A.C. 19:4-5.54) are:

1. *Accessory outdoor display areas shall be permitted only in connection with retail sales, when provided in accordance with the following:*
   i. *Such areas shall be located immediately adjacent to the building;*
   ii. *Such areas shall not exceed 20 percent of the ground floor area of the building, with the total area included within the permitted floor area of the site; and iii. Such areas shall be fenced and screened in accordance with N.J.A.C. 19:4-8.9, and shall not conflict with pedestrian or vehicular circulation.*
2. *Accessory outdoor storage areas shall be permitted only in connection with a principal retail use and used solely for the staging of new products, in accordance with the following:*
   i. *Such areas shall not exceed 10 percent of the ground floor area of the building, with the total area included within the permitted floor area of the site;*
   ii. *Such areas shall be fenced and screened in accordance with N.J.A.C. 19:4-8.9; and iii. Materials within accessory outdoor storage areas shall not exceed the height of the screening.*

d) The lot size requirements in the RC zone (N.J.A.C. 19:4-5.55) are:

1. *Minimum lot area: three acres; and*
2. *Minimum lot width: 300 feet.*

e) The bulk regulations in the RC zone (N.J.A.C. 19:4-5.56) are:

1. *Maximum lot coverage: 40 percent;*
2. *Minimum open space: 20 percent;*
3. *Yards:*
   i. *Minimum front yard: 50 feet for all structures, 25 feet for at-grade parking areas;*
   ii. *Minimum side yard: 40 feet; and*
   iii. *Minimum rear yard: 30 feet;*
4. *FAR: 0.75, not including the floor area of parking garages, restaurants, hotels and motels; and*
5. *Maximum number of hotel and motel rooms per acre: 25 rooms.*

f) The performance standards in the RC zone (N.J.A.C. 19:4-5.57) are:
All category B performance standards of N.J.A.C. 19:4-7 shall apply to all uses in the Regional Commercial zone.

3. Wetlands and Tidelands

More than half of the Subject Property, 74.7 acres, is comprised of phragmites dominated wetlands associated with Cromakill Creek, a portion of which meanders through the northerly portion of the property. The Petitioner is seeking NJSEA approval to subdivide the developable uplands portion of the Subject Property. The property owner is required to provide a conservation easement to preserve the Environmental Conservation zoned portion of the Subject Property in perpetuity, pursuant to prior approvals issued by the NJSEA, as detailed in Section I. above.

The Petitioner submitted a riparian grant application dated October 24, 2025, to the Tidelands Resource Council, specifically for a riparian sweep grant that would resolve any gaps or gores in riparian title to formerly flowed tidelands within the subject property. As a condition of the previously issued NJSEA approvals (CZC-23-048), the Petitioner, as the property owner, is required to provide copies of a riparian grant for the 572,866.27-square-foot area. The application is currently under review by the Tidelands Resource Council.

The Petitioner currently holds a revocable utility license agreement from the Tidelands Resource Council to rent a 1,180-square-foot area for the use of a public utility and/or utility-related structures. The Petitioner is required to renew this license agreement before its expiration on February 2, 2048.

4. Soils

The soils map of the US Department of Agriculture Natural Resources Conservation Service Soil Survey indicates that the following soil classifications are present within the Subject Property:

a) WectA (Westbrook mucky peat, 0 to 2 percent slopes, very frequently flooded)
b) WATER (water).

Site-specific soils studies have been submitted with the construction permit applications to ensure that the appropriate construction methodologies will be utilized for the sound structural support of any future building on the Subject Property.

5. Contamination

The Known Contaminated Sites List (KCSL) in New Jersey is a report maintained by the New Jersey Department of Environmental Protection (NJDEP) pursuant to N.J.S.A. 58:10-23.16 and 23.17 that provides a record of sites with confirmed soil or water contamination at levels greater than the applicable cleanup criteria or standards. See **Figure 5 – Known Contaminated Sites** for a map of sites on the NJDEP Known Contaminated Sites List within the Subject Property and its vicinity.

The Subject Property is listed in the NJDEP KCSL identified as Public Interest (PI) G000059819 The property has been subject to illegal dumping dating from 1990, when asbestos containing material (ACM) was discovered. The NJDEP began remedial activities, which included removal of the ACM and capping of the remaining ACM disposal areas. The remediation was funded through the Spill Compensation and Control Act (N.J.S.A. 58:10-23.11) and was the subject of a lien placed on the Subject Property on May 10, 2019, by NJDEP in the amount of $426,654.72.

On October 16, 2012, NJDEP issued an Administrative Order and Notice of Civil Administrative Penalty Assessment (AONOCAPA) against the previous owner of the Subject Property for:
1) violating the Flood Hazard Area Control Act by illegally disposing of fill material in a flood hazard area on the Subject Property; and
2) violating the Solid Waste Management Act by illegally disposing of solid waste without obtaining a solid waste facility permit.

The illegal dumping of fill material by third parties occurred at an area off Paterson Plank Road and an area off West Side Avenue. The total amount of fill material was approximately 25,000 cubic yards and was described as consisting of construction and demolition debris, vegetative waste, and other unidentified debris.

The NJSEA issued two notices of violation to the previous property owner dated January 15, 2013. The areas of illegal fill described in the violations coincide with the fill areas identified by the NJDEP AONOCAPA, dated October 16, 2012. The notices identified that NJSEA regulations required the removal of all unauthorized fill material that is not "clean fill," absent a waiver and that if the material met the most stringent soil remediation standards, NJSEA would allow the fill material to remain in place, or to be moved to another portion of the Subject Property (provided all other NJDEP and ACOE requirements were met).

The Petitioner purchased the Subject Property in 2022 and undertook compliance efforts to resolve the open violations on the premises.

In accordance with the Remedial Action Workplan (RAWP) dated August 18, 2022, remedial actions consisting of the removal and off-site disposal of Unauthorized Fill Material, including materials impacted with asbestos, were conducted between February 6, 2023, and December 20, 2023.

As per the AONOCAPA ACO dated April 16, 2026, all unauthorized fill material has been removed from the property, including from portions of wetland areas on the site. As of June 2024, all affected wetlands have been mitigated.

The Petitioner was granted NJSEA approval to import approximately 538,000 cubic yards of "Clean Fill" to the Subject Property on June 13, 2024, in CZC-23-259 (Fill). Such fill will be used to grade the site and will serve as base material for the paved areas, landscaped areas, and floor slab which will serve as the environmental cap addressing underlying historic fill.

6. Vehicular Access

The Subject Property is located along a heavily utilized roadway network, which includes Park Plaza Drive to the west, Paterson Plank Road to the South and West Side Avenue to the east. Paterson Plank Road is a major transportation corridor connector between Route 1 & 9/Tonnelle Avenue and Route 3. Access to the Subject Property is via Paterson Plank Road. Sidewalks are provided on Paterson Plank Road. A new sidewalk along Park Plaza Drive will be constructed as a condition of the Petitioner's use variance approval (23-048). The sidewalk will run along the entire length of Park Plaza Drive, between Paterson Plank Road and the entrance to the proposed pedestrian path and viewing station. Sidewalks will be constructed along West Side Avenue from the site driveway to the north and south, connecting to existing NJ Transit bus stops.

Several bus stops are located adjacent to the Subject Property in Harmon Meadow. NJ Transit Route #78 provides service to Newark, #124 provides service to New York City, and #85 provides service to American Dream and Hoboken. Several bus stops are located along West Side Avenue for routes #83 and #121.The Harmon Meadow Shuttle provides access to additional NJ Transit bus lines and commuter rail at Secaucus Junction as well as other locations within Secaucus. The North Bergen Park-and-Ride facility is in close proximity to the Subject Property and provides access to NJ Transit Bus Route #320 to New York City.

7. Floodplain

The Subject Property appears on the Federal Emergency Management Agency's (FEMA) Effective Flood Insurance Rate Map (Effective FIRM), Map Number 34003C0266H, dated August 28, 2019 [see **Figure 6 – FEMA Floodplain Map (2019 Effective Map)**]. The Subject Property is located within a special flood hazard area (SFHA) designated by FEMA as Zone AE, a 100-year floodplain where base flood elevations (BFE) have been determined. The Subject Property has an Effective BFE of 8 feet (NAVD88 datum). FEMA also released Preliminary FIRMs to reflect the most up-to-date data, wherein the Subject Property is located on Map Number 34003C0266J dated August 29, 2014 [see **Figure 7 – FEMA Floodplain Map (2014 Preliminary Map)**]. The Subject Property has a Preliminary BFE of 8 feet (NAVD88 datum).

Hackensack Meadowlands District (HMD) regulations require that all structures located in a SFHA have a finished floor elevation at a minimum of one foot above the FIRM's established BFE. Accordingly, all new or substantially improved structures on the Subject Property must have a finished floor elevation located at a minimum of 9.0 feet (NAVD88).

The NJSEA also participates in FEMA's National Flood Insurance Program (NFIP) Community Rating System (CRS) and is certified as a Class 7 community, which qualifies flood insurance policy holders in a SFHA within the Hackensack Meadowlands District to a 15 percent discount in their FEMA flood insurance rates.

8. Utilities

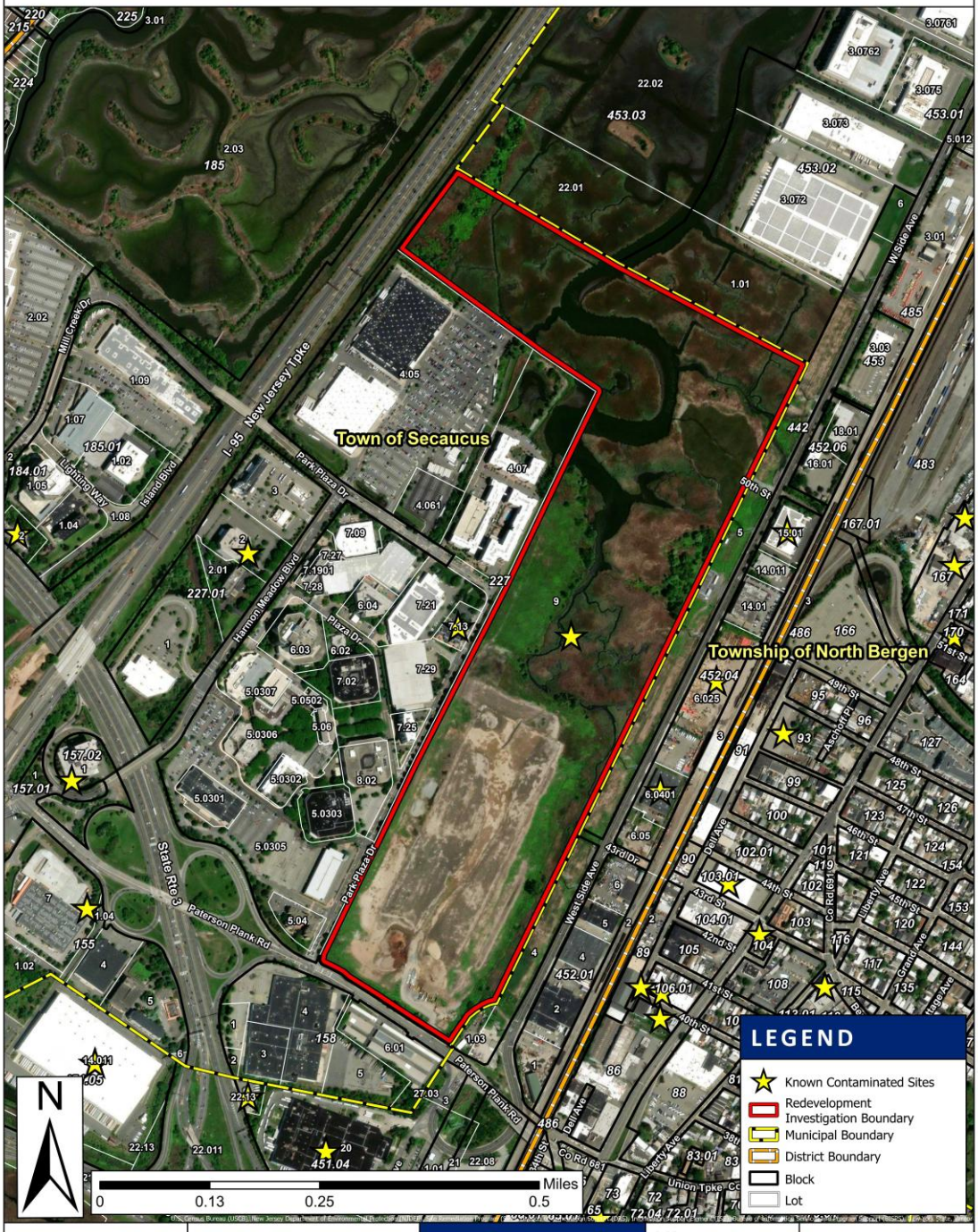
Public utilities are available to the Subject Property, including gas, water, electricity and telephone service, as well as public sanitary sewer improvements. Public Service Electric and Gas Company (PSEG) provides electric and gas service. Veolia North America provides water to the Subject Property, and the Secaucus Municipal Utilities Authority (SMUA) provides sewer services. The Petitioner has obtained will-serve letters from PSEG, Veolia North America and Verizon for the proposed 775,000-square-foot warehouse. An application to the SMUA to service the proposed warehouse is currently pending.

9. Other Redevelopment Areas in Close Proximity

The Hartz Carpet Center Redevelopment Area is located adjacent to the Subject Property to the west. The site includes two parcels within Harmon Meadow totaling 13.6 acres and formerly contained a 331,000 square foot carpet wholesale facility. The Hartz Carpet Center Redevelopment Plan was adopted on May 12, 2016, and the properties were redeveloped into a 469-unit multifamily residential complex.

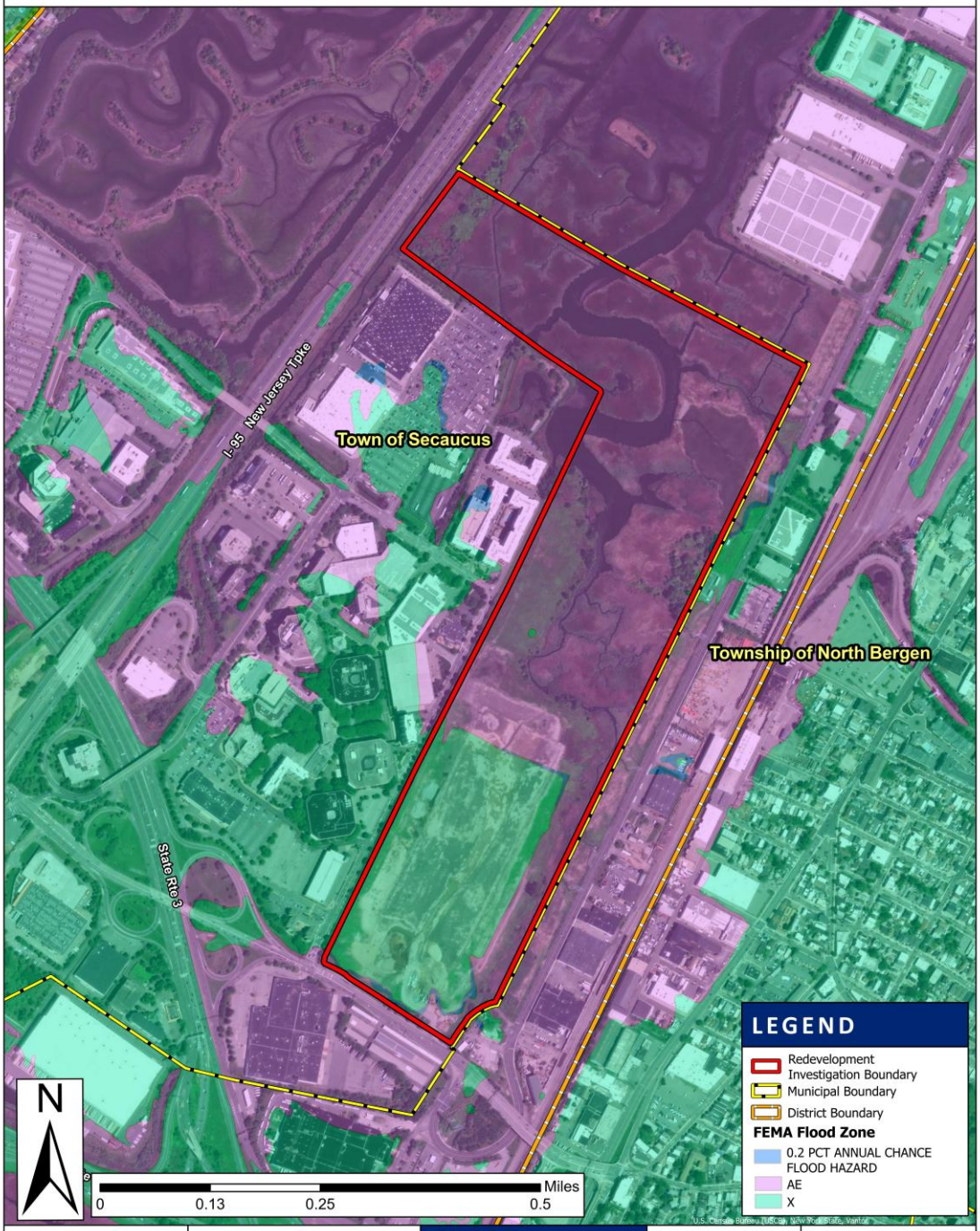
Redevelopment Investigation Block 227, Lot 9 Town of Secaucus

Figure 5 Known Contamination Sites



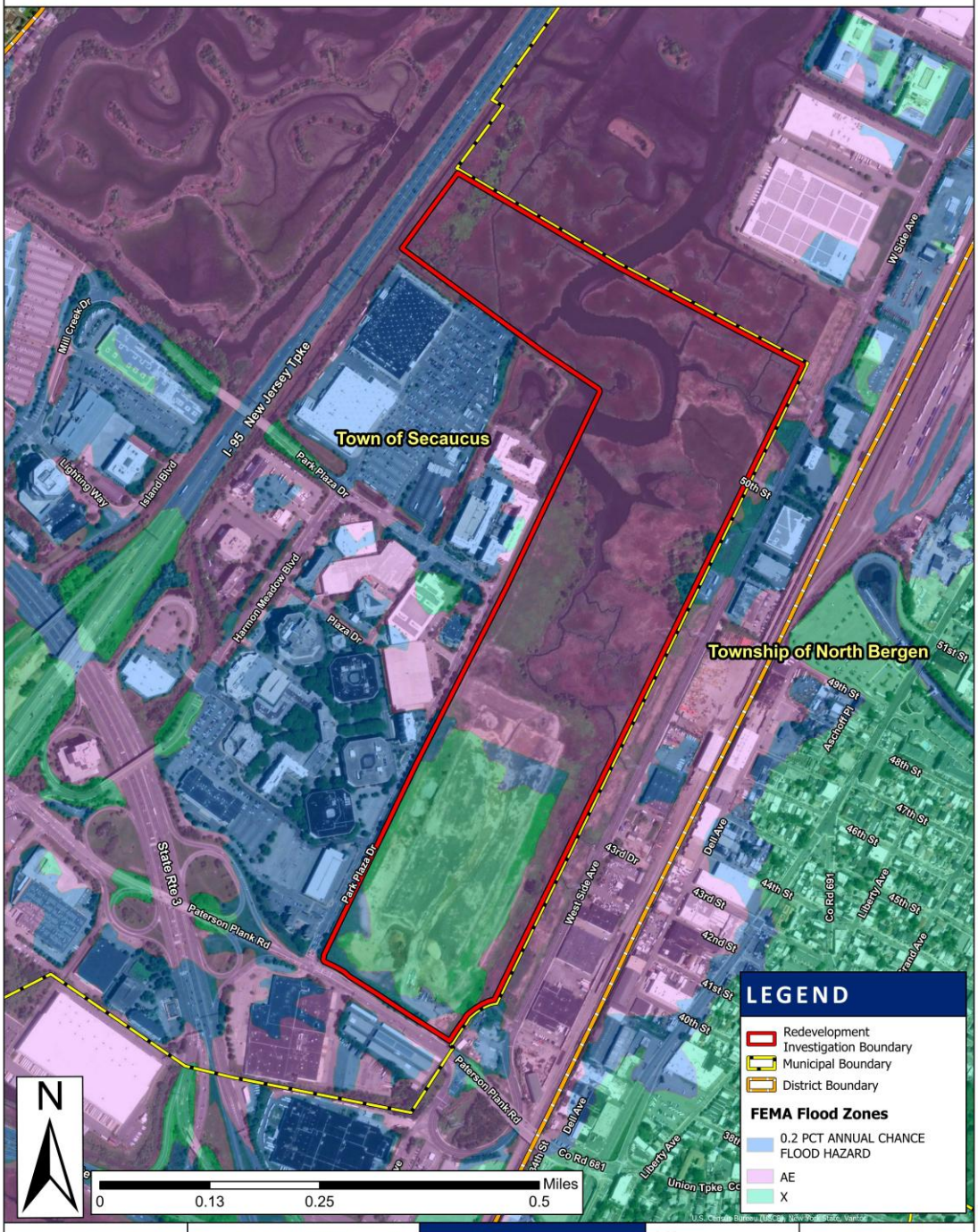
Redevelopment Investigation Block 227, Lot 9 Town of Secaucus

Figure 6 FEMA 2019 Effective



Redevelopment Investigation Block 227, Lot 9 Town of Secaucus

Figure 7 FEMA 2014 Preliminary



Meadowlands Research & Restoration Institute

Units: US Survey Feet
Datum: North American Datum 1983
Coordinate System: NJ State Plane
Data Source(s): MRRI, NJDEP, NJDOT

Disclaimer:
This map was created using MRRI Geographic Information System digital data. The information provided on this map is provided "as is" with no warranty of any kind. This is neither an official state map nor state authorized; it is for information and presentation purposes only.

New Jersey Sports and Exposition Authority (NJSEA) 1 De Korte Park Plaza, Lyndhurst, NJ 07071 (201) 460-1700

IV. FINDINGS

The Subject Property was evaluated in relation to the in need of redevelopment criteria established by NJSEA statute and regulations. N.J.A.C. 19:3-5.7(a) provides that an area shall be deemed to be in need of redevelopment if it is determined that any of the following conditions exist:

1. ***The generality of buildings are substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions;***

   The property is vacant. Therefore, this criterion is not applicable to the Subject Property.

2. ***The discontinuance of the use of buildings previously utilized for commercial, manufacturing, or industrial purposes; the abandonment of such buildings; or the same being allowed to fall into so great a state of disrepair as to be untenantable;***

   The property is vacant. Therefore, this criterion is not applicable to the Subject Property.

3. ***Land that is owned by the NJSEA, or other public entities, or unimproved vacant land that has remained so for a period of 10 years prior to adoption of the resolution; or land that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital;***

   The Subject Property is privately-owned and was purchased by the Petitioner in January 2022. The Petitioner asserts that this criterion is satisfied because the property is vacant. However, this criterion is not limited to the site's vacant status, nor the nature of the contaminated soils on the site; an in-need of redevelopment designation under this criterion requires a determination that these conditions affect the likelihood of the property to be developed through the instrumentality of private capital.

   The wetlands on the site, although vacant land, are not developable. Furthermore, the applicant has secured zoning approvals from the NJSEA for the development of a 775,000-square-foot warehouse building. The NJSEA is currently reviewing the Petitioner's construction code plan review application, and fill/stockpile operations are currently underway at the property to prepare the site as part of the site's construction.

   Therefore, this criterion is not applicable to the Subject Property.

4. ***Areas with buildings or improvements that, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community;***

   The property is vacant. Therefore, this criterion is not applicable to the Subject Property.

5. ***Lack of proper utilization of areas, caused by the condition of the title, diverse ownership of the real property therein, or other conditions resulting in a stagnant or not fully productive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare;***

   The Petitioner states that this criterion is satisfied due to the "Lack of proper utilization of areas, caused by… other conditions resulting in a stagnant or not fully productive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare."

   The "other conditions" noted by the Petitioner must be conditions similar to title defects and land assemblage concerns that may result in blight. These conditions do not exist at the subject property, as the Petitioner has purchased the property and holds title to the single lot that is the subject of this Petition.

   Therefore, this criterion is not applicable to the subject property.

6. ***Areas in excess of five contiguous acres, whereon buildings or improvements have been destroyed, consumed by fire, demolished or altered by the action of storm, fire, cyclone, tornado, earthquake or other casualty in such a way that the aggregate assessed value of the area has been materially depreciated;***

   The property is vacant and has not been the site of prior development. Therefore, this criterion is not applicable to the Subject Property.

7. ***Areas designated as an enterprise zone pursuant to the New Jersey Urban Enterprise Zones Act, N.J.S.A. 52:27H-60 et seq., where the execution of the actions prescribed in that act for the adoption by the municipality and approval by the New Jersey Enterprise Zone Authority of the zone development plan for the area of the enterprise zone shall be considered sufficient for the determination that the area is in need of redevelopment pursuant to N.J.S.A. 40A:12A-5 and 40A:12A-6 for the purpose of granting tax exemptions within the enterprise zone district pursuant to the provisions of N.J.S.A. 40A:20-1 et seq.; or***

   The property is not located within a designated New Jersey Urban Enterprise Zone. Therefore, this criterion is not applicable to the Subject Property.

8. ***Areas, with or without improvements, where there is historic evidence of illegal dumping activities; areas with evidence of soil, groundwater, or surface water contamination; areas that, pursuant to the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), are listed on the CERCLA database; Federal, State, county, or municipally designated brownfield areas; and/or areas on the New Jersey Known Contaminated Sites List per N.J.S.A. 58:10-23.16 and 23.17.***

   The subject property is designated a Known Contaminated Site by the NJDEP. It is noted that, in their petition, MLC states it has undertaken a voluntary role in site remediation, has spent nearly $20 million to remediate the third-party contamination, including removal of the illegally-placed fill, which was the subject of two NJSEA (NJMC) violations. The resolution of the violations was the NJSEA's stated prerequisite for any future land use approval(s). MLC has also entered into an AONOCAPA and an ACO with the NJDEP and has agreed to remediate, monitor and pay outstanding fines and liens associated with the historic contamination and associated violations. The wetlands on the site in the EC zone are subject to preservation through a required conservation easement, and, therefore, are not subject to redevelopment.

   This criterion is met by the Subject Property's listing on the KCSL, specifically for the portion of the site in the RC zone on which developable uplands exist. The building foundation for the proposed 775,000-square-foot warehouse, paving, and site improvements, will serve as the final cap to remediate the environmental contamination on the site.

V. RECOMMENDATIONS

Based on the record in this matter, the NJSEA staff has determined that the condition listed at N.J.A.C. 19:3-5.7(a)8 exists only on the 61.1-acre portion of Block 227, Lot 9, currently located in the Regional Commercial zone; however, the condition listed at N.J.A.C. 19:3-5.7(a)8 is not applicable to the 74.7-acre portion of Block 227, Lot 9, currently located in the Environmental Conservation zone, which will be subject to preservation through a required conservation easement.

Therefore, the NJSEA staff recommends that the Board of Commissioners of the New Jersey Sports and Exposition Authority make a determination that only the 61.1-acre portion of Block 227, Lot 9, located in the Regional Commercial zone, satisfies the regulatory criteria to be declared an area in need of redevelopment.

The NJSEA staff further recommends that the Board of Commissioners of the New Jersey Sports and Exposition Authority make a determination that the 74.7-acre portion of Block 227, Lot 9, located in the Environmental Conservation zone, does not satisfy the regulatory criteria to be declared an area in need of redevelopment.