

PUBLIC NOTICE

OTHER AGENCIES

NEW JERSEY MEADOWLANDS COMMISSION

Notice of Adoption - Amendment to the Highland Cross Redevelopment Plan

Please take notice that in accordance with N.J.A.C. 19:3-5.10(e), the New Jersey Meadowlands Commission (NJMC) hereby publishes this notice of adoption of an amendment to the Highland Cross Redevelopment Plan. The Highland Cross Redevelopment Area totals approximately 28 acres within the Hackensack Meadowlands District and includes the following properties located in the Borough of Rutherford: Block 219.04, Lot 1 (portion), Lot 2.01 (portion), Lot 2.02, and Lot 3; and Block 219.02, Lot 61 (portion), Lot 65.05, Lot 65.06, and Lot 65.07.

The New Jersey Meadowlands Commission (NJMC) originally adopted the Highland Cross Redevelopment Plan on November 25, 1998, and adopted an amendment to the Plan on March 28, 2001.

Pursuant to N.J.A.C. 19:3-5.15, on May 16, 2008, Linque-H.C. Partners, the designated redeveloper and owner of properties within the redevelopment area, submitted a petition to amend the Plan. After public hearings were held, the proposed amended plan was forwarded to the Hackensack Meadowlands Municipal Committee (also known as the "HMMC") on May

26, 2009. At their June 30, 2009, meeting, the HMMC conditionally rejected the proposed amendment to the redevelopment plan.

The NJMC Board of Commissioners passed Resolution No. 10-92 on December 16, 2010, which rejected the amendments to the plan as proposed. Under Resolution No. 10-92, the Board of Commissioners also directed the NJMC staff to revisit the redevelopment plan amendment in order to establish development densities within the Plan whose impacts can be reasonably mitigated so as not to have a detrimental impact on the community and the surrounding roadway network.

The NJMC staff was also directed to consult with the redeveloper and the municipality in the establishment of development densities. The approved amendment to the Plan is the result of the consultation process with the redeveloper and the municipality. The HMMC approved the amendment to the Plan on September 8, 2014.

On September 24, 2014, the Board of Commissioners adopted an amendment to the Highland Cross Redevelopment Plan. The purpose of the Highland Cross Redevelopment Plan is to accommodate multi-family residential development as well as retail, hotel, and office uses within the context of an integrated mixed-use development design. The design of this development shall be consistent with the overall redevelopment concept expressed herein and will facilitate new construction on the site, with a unified approach regarding the location, orientation, and relationship of buildings, parking, landscape amenities, architectural elements, and pedestrian circulation. The implementation of this redevelopment plan will provide new development that offers enhanced housing opportunities and an expanded ratable base for the

community with the ability to provide uses that complement existing businesses in the Rutherford business district. The approved amendment to the Plan includes the following changes:

1. Establishment of a requirement for a minimum of three permitted uses to be constructed on the property, including a residential use, inclusive of affordable residential units, and a minimum of two additional permitted non-residential uses;
2. Addition of the following permitted uses: banks; essential public services; health centers; institutional uses; multi-family dwellings; parks or recreation facilities; personal services; public utility uses, light; retail; senior housing; and townhome dwellings;
3. Establishment of a maximum residential density of 500 dwelling units, inclusive of affordable units;
4. Establishment of a maximum of 450 hotel rooms;
5. Requirement for the submission of a Master Plan for the overall development of the redevelopment area;
6. Provision of a maximum lot coverage of 55 percent and a minimum open space of 20 percent;
7. Provision of a maximum floor area for non-residential permitted uses of 150,000 square feet;
8. Provision of a maximum building height of 210 feet and maximum height of parking decks of five stories; and
9. Requirement for the submission of a traffic impact assessment at the time of the Master Plan and zoning certificate applications.

The amendment to the Highland Cross Redevelopment Plan, adopted by the NJMC on September 24, 2014, shall supersede all previously noted redevelopment plans for the area.

Final adoption date: September 24, 2014

Copies of the redevelopment plan are available upon request from:

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

New Jersey Meadowlands Commission

1 DeKorte Park Plaza

Lyndhurst, New Jersey 07071

201-460-1700

The redevelopment plan may also be downloaded electronically from the NJMC's website at:

<http://www.njmeadowlands.gov/njmc/pdfs/general/2014-sept-highlandcross-redevelopment.pdf>.