



## New Jersey Meadowlands Commission

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### PUBLIC NOTICE

#### SP-620 Highland Cross Redevelopment Plan Amendment

**PLEASE TAKE NOTICE** that the New Jersey Meadowlands Commission (NJMC) will hold a public hearing on Wednesday, July 23, 2014, to consider an amendment to the Highland Cross Redevelopment Plan (Plan), originally adopted by the NJMC on November 25, 1998 and amended on March 28, 2001. The public hearing will be held at 7:00 p.m. at the Rutherford Borough Hall, 176 Park Avenue, Rutherford, New Jersey.

The Highland Cross Redevelopment Area, located in the Borough of Rutherford, within the Hackensack Meadowlands District, comprises approximately 28 acres and is defined as the following properties: Block 219.04, Lot 1 (portion); Block 219.04, Lot 2 (portion); Block 219.04, Lot 3; Block 219.02, Lot 61 (portion); and Block 219.02, Lots 65.05, 65.06, and 65.07.

On May 16, 2008, Linque-H.C. Partners, the designated redeveloper, submitted a petition to amend the Plan, which was subsequently rejected by the NJMC Board of Commissioners on December 16, 2010, by Resolution 10-92. Under Resolution 10-92, the Board of Commissioners 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 proposed amendment to the Plan is the result of the consultation process with the redeveloper and the municipality.

The hearing is being held in order for the NJMC to obtain public comment on the matter. Several of the proposed changes are described below:

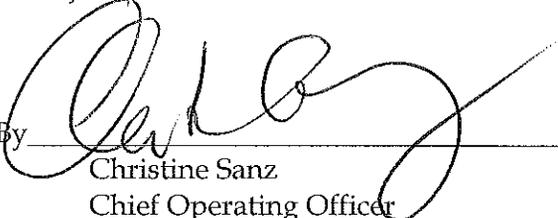
1. Establishment of a requirement of a minimum of three permitted uses to be constructed on the property, including a residential use, inclusive of affordable residential units, and a minimum of two additional permitted non-residential uses;

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% and a minimum open space of 20%;
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;
9. Requirement for the submission of a traffic impact assessment at the time of zoning certificate application.

A copy of the full text of the proposed redevelopment plan amendment and a map of the subject area are available for public inspection during normal office hours at the Commission's Public Information Center at One DeKorte Park Plaza in Lyndhurst, which may be contacted at (201) 460-1700. The documents are also available for download from the NJMC website at <http://www.njmeadowlands.gov/njmc/land/public-notice.html>. Interested persons may submit oral or written comments at, or prior to, the public hearing. Upon consideration of the comments submitted, the NJMC staff will prepare a recommendation for the Commission. The recommendation will be considered at a regularly scheduled meeting of the NJMC.

If there are any questions, or if special requirements are needed under the Americans with Disabilities Act (ADA), please contact Sharon Mascaró of this Office at (201) 460-1700, during regular business hours.

NEW JERSEY MEADOWLANDS COMMISSION

By   
Christine Sanz  
Chief Operating Officer  
Chief Counsel

Dated: July 2, 2014

