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PUBLIC NOTICE

Hartz Carpet Center Redevelopment **File No. SP-729**

PLEASE TAKE NOTICE that the New Jersey Sports and Exposition Authority (NJSEA) has conducted an “in need of redevelopment” investigation and will hold a public hearing to obtain comments on the results of the investigation of the redevelopment potential of the property identified as 100 Park Plaza Drive, Block 227, Lots 4.03 and 4.04, in the Town of Secaucus, New Jersey. Pursuant to Public Law 2015, Chapter 19, the New Jersey Meadowlands Commission (NJMC) has become part of the New Jersey Sports and Exposition Authority (NJSEA), effective February 5, 2015.

The subject property is comprised of two tax lots, totaling approximately 13.6 acres in area, and is located within the Hackensack Meadowlands District’s Regional Commercial zone. The property fronts on Park Place and a portion of the access easement identified as Park Plaza Drive. It is located in the northeast corner of Harmon Meadow, a regional commercial development comprised of retail establishments, restaurants, hotels, offices, a convention center, movie theater, fitness club, and multiple parking decks. A portion of the Cromack Creek and associated wetlands are present in the northerly portion of the site within a designated wetland preservation area. The subject property is currently vacant.

In a petition dated August 6, 2013, the property owner, Hartz Mountain Industries, Inc./100 Park Plaza Drive LLC, requested the NJSEA investigate the redevelopment potential of the subject property. On November 25, 2013, the NJMC Board of Commissioners adopted Resolution No. 13-45, which authorized the staff to conduct an investigation of the subject property to determine if it meets the conditions to be designated an area in need of redevelopment. Hartz Mountain Industries subsequently rescinded their original petition and submitted a revised petition on September 18, 2015.

The NJSEA staff has concluded this investigation and compiled the results in a report entitled, “Draft In Need of Redevelopment Investigation – Hartz Carpet Center Site” (Report), dated November 2015.

A public hearing will be held on Tuesday, December 15, 2015, at 10:00 a.m. at the offices of the NJSEA, Two DeKorte Park Plaza, Lyndhurst, New Jersey, to obtain comment on the “in need of redevelopment” investigation.

A copy of the full text of the draft Report and a map of the subject area are available for public inspection during normal office hours at the Authority’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 NJSEA website at <http://www.njsea.com/njmc/land/public-notices.html>.

Interested persons may submit oral or written comments at, or prior to, the public hearing. Upon consideration of the comments submitted, the draft Report will be finalized and the NJSEA staff will prepare a recommendation for the Authority. This recommendation will be considered at a regularly scheduled meeting of the NJSEA.

If there are any questions, or if special requirements are needed under the Americans with Disabilities Act (ADA), please contact Mia Petrou, P.P., AICP, Senior Planner, at (201) 460-1700, during regular business hours.

NEW JERSEY SPORTS & EXPOSITION AUTHORITY



By:

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Director of Land Use Management and
Chief Engineer

Dated: November 13, 2015