

NJMC NEWS RELEASE

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FOR IMMEDIATE RELEASE

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**New Jersey
Meadowlands
Commission**

New Jersey Meadowlands Commission (NJMC) to Prepare Redevelopment Plan for Koppers Coke Peninsula in Kearny *Plan will Serve as Blueprint for Economic Revitalization of Industrial Area*

LYNDHURST, N.J. – The NJMC Board of Commissioners voted unanimously today to designate the Koppers Coke Peninsula study area in Kearny as an area in need of redevelopment, allowing the Commission to begin formulating a redevelopment plan for 74 properties spread across 367 acres adjacent to the Hackensack River. The redevelopment plan will serve as the foundation for the transformation of the area’s underutilized and abandoned properties into an economic engine that creates jobs and brings the town a new revenue stream.

“The NJMC is excited to start the process of crafting a redevelopment plan for the Koppers Coke Peninsula to encourage the continued cleanup of contaminated properties and help provide additional job-generating ratables for the Town of Kearny,” said Marcia Karrow, Executive Director of the NJMC. “The Koppers Coke area in Kearny is a great place to do business. It is strategically located off of the New Jersey Turnpike, Route 280, and the Newark and Belleville Turnpikes, in close proximity to Port Newark and New York.”

There are several sites within the study area that are currently undergoing environmental remediation. The 25-acre former Standard Chlorine property, owned by the Town of Kearny, has a long history of industrial usage and is a NJDEP Known Contaminated Site. The Hudson County Improvement Authority owns a total of 175 acres within the study area. Their 170-acre Koppers Coke site was formerly used by the Koppers Seaboard Coke and By-Products plant from 1917 to 1974. It is also an NJDEP Known Contaminated Site.

The NJMC’s initiative to encourage redevelopment in the industrial portion of southeast Kearny is expected to help advance such private cleanups of contaminated parcels so that property owners will be able to take advantage of the opportunity to convert once-polluted land to productive end-uses.

“The redevelopment of the Koppers Coke Peninsula is a critical revitalization project that can significantly grow Kearny’s ratable base while finishing an environmental cleanup that many thought would never be achieved,” said Kearny Mayor Alberto Santos. “Today is a great day for Kearny residents, and I look forward to working with the NJMC and the Hudson County Improvement Authority in creating a blueprint for sustained economic growth in our town.”

Koppers Coke is one of several examples of the NJMC’s dedication to making the Meadowlands District more attractive to businesses and developers through redevelopment initiatives. This year remediation work continued at the Teterboro/Industrial Avenue Redevelopment Area, and the NJMC drafted an amendment to the Paterson Plank Road Redevelopment Plan.

The Teterboro/Industrial Avenue Redevelopment Area is located at the 63-acre site of the former Honeywell industrial facility adjacent to Teterboro Airport, the busiest general aviation airport in the country. The redevelopment plan for this area permits a mixture of uses, including retail and restaurants, office space, hotels,

and industrial space. Visitors and employees will benefit from the site's proximity to NJ Transit's Pascack Valley Rail Line, the airport and major highways, including Routes 17, 46 and 80.

The NJMC this fall drafted an amendment to the Paterson Plank Road Redevelopment Plan that proposed additional uses and streamlined rules to encourage both business attraction and retention by providing new and existing businesses with more flexibility for investing and expanding in this centrally-located area of the District within the Boroughs of Carlstadt and East Rutherford. Paterson Plank Road, also known as State Route 120, provides direct access to the Meadowlands Sports Complex, a major regional sports and entertainment destination. It is envisioned that the future land uses in the redevelopment area will complement new and proposed facilities at the sports complex.

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