

# NJMC NEWS RELEASE

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**FOR IMMEDIATE RELEASE**

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**New Jersey  
Meadowlands  
Commission**

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## **New Jersey Meadowlands Commission (NJMC) Adopts Koppers Coke Peninsula Redevelopment Plan for Industrial Section of Kearny**

*Commission Takes Action to Promote Economic Development, Speed Property Cleanups*

**LYNDHURST, N.J.** – The New Jersey Meadowlands Commission (NJMC) today adopted the Koppers Coke Peninsula Redevelopment Plan, setting a blueprint for economic revitalization in a portion of Kearny. The plan aims to facilitate the transformation of underutilized and abandoned properties into a vibrant hub for industrial, manufacturing, warehousing, distribution and marine-related uses that can boost the economy, spur job creation and site cleanups, increase property values and bring new tax ratables to the town.

The redevelopment area is spread across 367 acres adjacent to the Hackensack River and consists of 73 properties, many of which are vacant or underused. The area presents a significant opportunity for businesses to capitalize on existing rail and road infrastructure and marine transportation. Properties are located off of the New Jersey Turnpike, in close proximity to the New Jersey Turnpike, Route 280, and US Route 1&9, providing easy access to nearby Port Newark and New York City. The Amtrak Northeast Corridor and NJ Transit Morris and Essex rail lines also pass through the redevelopment area.

“The Koppers Coke Peninsula Redevelopment Plan provides businesses and developers with new and lucrative opportunities to grow and invest in a strategically located area that literally positions companies for success,” said Marcia Karrow, Executive Director of the NJMC. “This important redevelopment plan is a great example of how the NJMC collaborates with towns and counties within the Meadowlands District to pursue economic development initiatives that will further stoke the region’s economic engine while providing new revenue streams for District municipalities.”

The redevelopment plan’s zoning standards were developed to capitalize on the area’s unique characteristics. Permitted uses under the redevelopment plan include intermodal, warehousing, and light industrial facilities, in addition to flex space, data centers, business support services, retail, hotels, boat sales, and boat rental and repair facilities.

The plan significantly increases the development potential of properties, compared with its former zoning, by expanding permitted lot coverage by 10 to 20 percent and reducing setbacks to provide more flexibility in the arrangement of buildings on a site.

“The adoption of the Koppers Coke Peninsula Redevelopment Plan is an essential first step to providing taxpayer relief and improving Kearny residents’ quality of life by implementing a solid foundation for growing our ratable base, creating local jobs and improving the environment,” said Kearny Mayor Alberto Santos. “This is a great day for Kearny residents and an excellent example of how businesses and the public benefit when municipal, county and State governments work together to everyone’s advantage.”

The NJMC's initiative to spearhead redevelopment in Kearny is expected to help advance ongoing private cleanups of contaminated parcels so that property owners will be able to take advantage of the opportunity to convert once-polluted land to thriving uses. The Koppers Coke Peninsula Redevelopment Area includes the 25-acre former Standard Chlorine property, a Superfund site currently owned by the Town of Kearny. The Hudson County Improvement Authority (HCIA) owns a total of 175 acres within the redevelopment area, including the 170-acre Koppers Coke property, formerly used by the Koppers Seaboard Coke and By-Products plant from 1917 to 1974.

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