

## Public Notice

PLEASE TAKE NOTICE that on March 11, 2008, at 10:00 a.m. in the Commission Meeting Room of the New Jersey Meadowlands Commission (NJMC), 2 DeKorte Park Plaza, Lyndhurst, New Jersey, a public hearing will be held by the NJMC to consider an amendment to the Secaucus Transit Village Redevelopment Plan, which was originally adopted by the NJMC on April 16, 2004, and amended on May 24, 2006. The redevelopment area totals approximately 237 acres and is more specifically defined as:

Block 5 - Lots 3, 4 (which includes Lot 4.01), 5, 6, 7.01, 7.02, 8 and 9;  
Block 8 - Lots 1 and 2; Block 9 - Lots 8.05, 8.06, 9, 10 and 11; Block 10 -  
Lots 6.01, 8.01, 9.01, 10, 11, 12, and 13; and Block 12 - Lot 1, in the Town  
of Secaucus.

A petition for an amendment to the Secaucus Transit Village Redevelopment Plan has been submitted by 675 New County Road, LLC. For the sake of clarity, the NJMC staff has drafted an amendment incorporating the proposed changes requested by the applicant into the most current version of Secaucus Transit Village Redevelopment Plan.

The hearing is being held in order for the applicant to present its proposed changes to the Secaucus Transit Village Redevelopment Plan and to obtain public comment on the matter. In general, the proposed changes include the following:

1. A revision to allow Interim Uses, defined generally as a use that is temporary in nature.
2. A change to allow commercial off-street parking facilities as an Interim Use in the Station Square zone.
3. A use limitation applicable to commercial off-street parking facilities, allowing a maximum of 1,100 commercial off-street parking spaces in the Station Square zone.
4. A use limitation establishing that the Interim Use shall expire eight years after the adoption of the plan amendment.
5. For Interim Uses, a provision that open space be provided consisting of, at a minimum, shade trees, concrete sidewalks, and landscaped islands.
6. Requirements that the Interim Use shall have a minimum of ten shade trees per acre; shall be illuminated with poles not to exceed 25 feet in

height, utilizing underground wiring; and shall be designed to minimize conflicts between vehicular and pedestrian movements.

7. For Interim Uses, a modification to the allowable parking standards, including a reduction in parking dimensions for valet spaces.
8. For Interim Uses, a modification to the sign provisions, including signage types, placement, heights, and sizes, which are to be subject to prior approval by other agency(ies) having jurisdiction, as applicable.

It is noted that a public hearing is being held on March 4, 2008, to determine whether Block 20.01, Lot 16, in the Town of Secaucus, shall be deemed in need of redevelopment. If the Commission determines by resolution that this property is in need of redevelopment, it could then direct the NJMC staff to incorporate the property into the Secaucus Transit Village Redevelopment Area. At that time, any proposed amendments to the Secaucus Transit Village Redevelopment Plan would also apply to Block 20.01, Lot 16.

A copy of the full text of the proposed redevelopment plan amendment and a map of the subject area are available for public inspection at the NJMC Offices, 1 DeKorte Park Plaza, Lyndhurst, New Jersey. Interested persons may present oral or written comments relevant to the proposed plan at, or prior to, this hearing. Upon consideration of the submissions, the NJMC staff will prepare a recommendation for the Commission. This recommendation will be considered at a regularly scheduled meeting of the NJMC.

Please contact the New Jersey Meadowlands Commission at (201) 460-1700 prior to the hearing if special requirements are needed under the Americans with Disabilities Act (ADA). If there are any questions, please contact Sara Sundell or Debra Dworkis of the NJMC at (201) 460-1700 during regular business hours.

NEW JERSEY MEADOWLANDS COMMISSION

Ileana Kafrouni, P.P., AICP  
Director of Land Use Management  
Chief of Regulatory Affairs

Dated: February 8, 2008