



We Bring the World to New Jersey

PUBLIC NOTICE

***Secaucus/Schmitt Realty Redevelopment Investigation
File No. SP-747***

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 Schmitt Realty Site, identified as 1631 Paterson Plank Road, Block 191, Lots 15, 15.01, 15.02, and 15.03, in the Town of Secaucus, New Jersey. All parcels are under the ownership of Schmitt Realty Co., Inc., and contain the remnants of a former concrete plant.

The subject property consists of approximately 3.14 acres, and is located within the Hackensack Meadowlands District’s Low Density Residential zone. The site was formerly utilized by the Schmitt/Eastern Concrete facility, a concrete plant that was located on the property for over a century. This use is classified as a preexisting nonconforming heavy industrial use in the Low Density Residential zone.

In a petition dated July 3, 2017, Katharine A. Coffey of Day Pitney, LLP, on behalf of Pirhl, the contract purchaser of the property, requested that the NJSEA investigate the redevelopment potential of the subject property.

On July 20, 2017, the NJSEA Board of Commissioners adopted Resolution No. 2017-21, 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 and to hold a public hearing on the matter.

The NJSEA staff has concluded this investigation and compiled the results in a report entitled, “Draft In Need of Redevelopment Investigation – Schmitt Realty Site” (Report), dated September 2017.

A public hearing will be held on Thursday, October 12, 2017, 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

A handwritten signature in black ink, appearing to read 'Sara J. Sundell', with a long horizontal line extending to the right.

By: _____

Sara J. Sundell, P.E., P.P.
Director of Land Use Management and
Chief Engineer

Dated: September 20, 2017