



Hackensack River Residential Redevelopment - Secaucus



We represent the redeveloper of this residential development located on a 60 acre parcel on the Hackensack River in Secaucus.

We have assisted the redeveloper in obtaining the required site plan and subdivision approvals for over 2,000 residential units from the New Jersey Meadowlands Commission (NJMC), which exercises preemptive zoning jurisdiction within the Meadowlands District. Our offices are located in the Meadowlands District, and

we have represented numerous developers before the NJMC and its predecessor agency, the Hackensack Meadowlands Development Commission (HMDC) since the 1970's.

This "transit village" project has required the coordination of complex Federal, State, and local regulatory approvals to address unique issues with respect to environmental remediation, access and infrastructure improvements, and affordable housing requirements.

The redevelopment is located on the site of a former landfill, and so special expertise was needed in that regard. Contaminated wetlands were required to be encapsulated, and we assisted the client in obtaining United States Army Corps approvals for the wetlands disturbance and for the required compensatory mitigation.

We also obtained a Brownfields Redevelopment Agreement with NJDEP, which provides for project generated State tax revenues to offset the costs of required remediation.