



New Jersey Meadowlands Commission

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Lyndhurst, NJ ☎ 07071 ☎ www.njmeadowlands.gov

PUBLIC NOTICE

March 9, 2015

120 Chubb LLC / New Residential Development & Variance

File: 14-588

Pursuant to Public Law 2015, Chapter 19, the New Jersey Meadowlands Commission (NJMC) has become part of the New Jersey Sports and Exposition Authority (NJSEA), effective February 5, 2015.

Please take notice that an application for one bulk variance has been filed with the NJSEA by JERC Partners XXVIII, LLC, for the premises located at 120 Chubb Avenue, Block 231, Lot 2, in the Township of Lyndhurst, New Jersey. Said premises is located in the Commission's Light Industrial A zone. The variance is sought in connection with the applicant's proposal to construct a 218-unit residential building and associated site improvements on the subject property. The proposed development includes the construction of 174 market rate units and 44 affordable units.

Specifically, the applicant is requesting relief as follows:

1. N.J.A.C. 19:4-8.4(a)27, which requires one parking space per unit for units restricted as affordable, and two parking spaces per market rate unit and one visitor space per four market rate units, resulting in a total of 436 parking spaces required for the development. The applicant is proposing to provide one parking space per unit for affordable units; and 1.5 parking spaces per market rate unit and one visitor space per four market rate units, with a total of 349 parking spaces provided for the development.

A public hearing on this matter will be held on Tuesday, March 31, 2015, at a time directly following the 10:00 A.M. Site Suitability public hearing for the same development, in the Commission Meeting Room of the NJSEA, Two DeKorte Park Plaza, Lyndhurst, New Jersey. Any party in interest may appear in person, by agent, or by attorney and present any comments or objections to the relief sought. Written comments may also be submitted prior to the date of the hearing. All plans filed by the applicant are available for public inspection during regular business hours at the Division of Land Use Management, One DeKorte Park Plaza, Lyndhurst, New Jersey.

Please contact the NJSEA Offices 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 Fawzia Shapiro of this Office at (201) 460-4673, during regular business hours.

Sincerely,

Sara J. Sundell, P.E., P.P.

Chief Engineer

Director of Land Use Management

