



New Jersey Meadowlands Commission

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Lyndhurst, NJ ☎ 07071 ☎ www.njmeadowlands.gov

PUBLIC NOTICE

April 17, 2015

MEPT Lincoln Crossing/2701 Route 3-Billboards/Variances

File: 14-646

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 six (6) bulk variances has been filed with the NJSEA by Louis L. D'Arminio, Esq., of the firm Price, Meese, Shulman & D'Arminio on behalf of Interstate Outdoor Advertising, LP, for the premises identified as 2701 New Jersey State Highway Route 3 Eastbound, Block 451.05, Lot 14.011, in the Township of North Bergen, and Block 155, Lot 6, in the Town of Secaucus, New Jersey. Said premises are located in the Commission's Regional Commercial zone. The bulk variances are sought in connection with the applicant's proposal to erect two free-standing billboards on the subject property.

The applicant is requesting relief from:

1. N.J.A.C. 19:4-8.14(h)7iii, which permits a maximum of one (1) billboard per lot. Two (2) billboards are proposed on the subject property.
2. N.J.A.C. 19:4-8.14(h) Table 8-5, requires that signs be setback a minimum of 15 feet from all property lines. The southerly billboard is proposed to be set back one (1) foot from the southerly property line.
3. N.J.A.C. 19:4-8.14(h)7ii(1), which requires that billboards be installed within a ROW having a posted speed limit of 55 mph or higher, or within 50 feet thereof, and shall be oriented towards such ROW. The easterly billboard is proposed to be located adjacent to New Jersey State Highway Route 3 Eastbound ramp, which has a posted speed limit of 45 mph.



4. N.J.A.C. 19:4-8.14(h)7ii(1), which requires that billboards be installed within a ROW having a posted speed limit of 55 mph or higher, or within 50 feet thereof, and shall be oriented towards such ROW. The southerly billboard is proposed to be located adjacent to New Jersey State Highway Route 95 (495 Bypass), which has a posted speed limit of 50 mph.
5. N.J.A.C. 19:4-8.14(h)7v, which requires that the maximum permitted height of a billboard shall be 30 feet above the grade level of the adjacent roadway surface, whereas the applicant is proposing to install the easterly billboard with a height of 87 feet above the adjacent New Jersey State Highway Route 3 Eastbound ramp roadway surface.
6. N.J.A.C. 19:4-8.14(h)7v, which requires that the maximum permitted height of a billboard shall be 30 feet above the grade level of the adjacent roadway surface, whereas the applicant is proposing to install the southerly billboard with a height of 62 feet above the adjacent New Jersey State Highway Route 95 (495 Bypass) roadway surface.

A public hearing will be held on Tuesday, May 5, 2015, at 10:00 A.M., 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 at the Office of Land Use Management for public inspection during regular business hours.

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 Mark Skerbetz at 201-460-8132 during regular business hours.

Sincerely,



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