



We Bring the World to New Jersey

PUBLIC NOTICE

October 30, 2015

Moonachie Land Inc./Ideal Driving School, Inc. - C.O. Alt./Variance

File No. 15-067

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 applications for one use variance and one bulk variance have been filed with the NJSEA by Jorge Alfaro of Alfaro Property Management, LLC for the premises located at 106 Moonachie Avenue, identified as Block 62, Lots 4, 4.04, 5.02, 5.03, 5.04, 6.01, and 6.03, in the Borough of Moonachie, New Jersey. Said premises is located within the Hackensack Meadowlands District's Light Industrial B zone. The variances are sought in connection with the applicant's proposal to operate a truck driving school at the subject premises.

Specifically, the applicant is requesting variance relief from the following:

1. N.J.A.C. 19:4-5.80, which does not specify truck driving schools as a permitted use in the Light Industrial B zone.
2. N.J.A.C. 19:4-8.14(h)4, which provides the maximum gross sign area shall not exceed five percent of the main façade of the building. The maximum permitted sign area at the subject premises is 39.25 square feet, whereas the proposed signage, including a 42-square-foot wall sign and 64-square-foot ground sign, totals 106 square feet, or 13 percent of the main façade area.

A public hearing will be held on Tuesday, November 17, 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 Mia Petrou at 201-460-4672 during regular business hours.

Sincerely,

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