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PUBLIC NOTICE
January 11, 2016
North Bergen MUA/Minor Subdivision
File: 14-705

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 a technical major subdivision has been filed with the NJSEA by Frank Pestana, Executive Director, North Bergen Municipal Utilities Authority (NBMUA), for the premises identified as Block 452.04, Lot 6.04, in the Township of North Bergen, New Jersey. Said premises are located in the Hackensack Meadowlands District's Public Utilities zone.

The applicant is proposing a technical major subdivision, as defined in N.J.A.C. 19:5-3.1(b), which results in the creation of two (2) lots. In particular, the applicant proposes to subdivide the property identified as existing Block 452.04, Lot 6.04, into proposed Lots 6.05 and 6.0401. A public hearing regarding the preliminary plat of the technical major subdivision is required to be held in accordance with N.J.A.C. 19:5-5.6(c)2.

A minimum side yard setback of five feet is proposed to the existing structures on proposed Lot 6.05 from the proposed northerly lot line, whereas a minimum side yard setback of 20 feet is required. Additionally, maximum lot coverage of 50 percent is permitted in the zone, whereas proposed Lot 6.0401, which includes the existing NBMUA treatment plant building, will have lot coverage of 53 percent. As such, a variance application has been submitted and will be addressed in a separate public hearing immediately following the hearing for the technical major subdivision.

A public hearing on the technical major subdivision will be held on Tuesday, January 26, 2016, 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