



We Bring the World to New Jersey

PUBLIC NOTICE

June 9, 2016

Branca/Meadowlands YMCA - Building Add. & Variances

File No.: 15-537

Please take notice that an application for two bulk variances has been filed with the New Jersey Sports & Exposition Authority (NJSEA) by the Meadowlands Area Young Men's Christian Association, Inc., for the premises located at 390 Murray Hill Parkway, identified as Block 106.03, Lot 4, in the Borough of East Rutherford, New Jersey. Said premises is located within the District's Light Industrial A zone. The variances are sought in connection with the applicant's proposal to construct a 9,600-square-foot building addition with associated site improvements on the subject property.

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

1. N.J.A.C. 19:4-5.77(a)3iii, which requires a minimum rear yard setback of 75 feet, whereas the applicant is proposing to construct an addition that will provide a rear yard setback of 37.9 feet along the easterly property line.
2. N.J.A.C. 19:4-8.4(a)15, 23, 50 and 69, which require 144.2 parking spaces for 41,406 square feet of commercial recreation, indoor, space and two (2) basketball courts; 25.4 parking spaces for a child care center; 17.8 parking spaces for 7,120 square feet of office space; and 90.3 parking spaces for 3,430 square feet of swimming pool space for a total of 278 required parking spaces; whereas 166 parking spaces are proposed.

A public hearing will be held on Tuesday, July 5, 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 Ron Seeloy at 201-460-4532 during regular business hours.

Sincerely,

A handwritten signature in black ink, appearing to read 'Sara J. Sundell', with a long horizontal flourish extending to the right.

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