



We Bring the World to New Jersey

PUBLIC NOTICE

November 23, 2016

GMA/Capelli - Additional Soccer Fields (use change) & Variance

File No.: 16-485

Please take notice that an application for one bulk variance has been filed with the New Jersey Sports & Exposition Authority (NJSEA) by GMA Group II, LLC, for the premises located at 401 Washington Avenue, identified as Block 128, Lot 34, in the Borough of Carlstadt, New Jersey. Said premises is located within the District's Light Industrial A zone. The variance is sought in connection with the applicant's proposal to convert 18,000 square feet of warehouse to commercial recreation, indoor, and 4,918 square feet of office to warehouse on the subject property.

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

1. N.J.A.C. 19:4-8.4(a)15, 50, 61, and 79, which require 134.5 parking spaces for 44,834 square feet of commercial recreation, indoor, 1.7 parking spaces for 660 square feet of office, 40 parking spaces for 8,000 square feet of retail, and 70.6 parking spaces for 105,900 square feet of warehouse for a total of 247 parking spaces; whereas 222 parking spaces are proposed.

A public hearing will be held on Tuesday, January 10, 2017, 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 Seology at 201-460-4532 during regular business hours.

Sincerely,

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