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PUBLIC NOTICE

April 11, 2017

WIP Moonachie, LLC/Use Change, Site Improvements & Variance

File No.: 16-541

Please take notice that applications for two (2) bulk variances have been filed with the New Jersey Sports & Exposition Authority (NJSEA) by Eric Witmond, WIP Moonachie, LLC, for the premises located at 77 Moonachie Avenue, identified as Block 70, Lot 5.02, and Block 69, Lot 10, in the Borough of Moonachie, New Jersey. Said premises are located within the District's Light Industrial B zone and are part of an NJSEA zoning lot of record pursuant to N.J.A.C. 19:4-3.22. The variances are sought in connection with the applicant's proposal to construct new loading facilities as part of renovations to an existing building at Block 70, Lot 5.02.

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

1. N.J.A.C. 19:4-8.3(b)1, which prohibits loading in any front yard, whereas four loading doors are proposed in the front yard facing Grand Street on Block 70, Lot 5.02; and
2. N.J.A.C. 19:4-8.4(a), which requires 56.8 parking spaces for 85,200 square feet of warehouse use and 49.1 parking spaces for 19,650 square feet of office use, for a total requirement of 106 parking spaces, whereas 101 parking spaces are proposed, consisting of 82 parking spaces on Block 70, Lot 5.02, and 19 parking spaces on Block 69, Lot 10.

A public hearing will be held on Tuesday, May 2, 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 Mia Petrou at 201-460-4672 during regular business hours.

Sincerely,

A handwritten signature in black ink, appearing to read "Sara J. Sundell", is written over a horizontal line.

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