



We Bring the World to New Jersey

PUBLIC NOTICE
August 14, 2017
420 St. Paul's Ave JC LLC/Ace Limo - C.O.
File No.: 16-577

Please take notice that an application for one use variance has been filed with the New Jersey Sports & Exposition Authority (NJSEA) by 420 St. Paul's Ave. JC, LLC, on behalf of Ace 1 Limo, Inc., for the premises located at 420 St. Paul's Avenue, identified as Block 6201, Lot 13, in the City of Jersey City, New Jersey. The applicant is requesting a use variance to allow Ace 1 Limo, Inc., to occupy 1,277 square feet of office space as a principal use on the subject premises. The property is located in the Hackensack Meadowlands District's Heavy Industrial zone.

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

1. N.J.A.C. 19:4-5.101(a), where office is not listed as a permitted use in the Heavy Industrial zone. The applicant is requesting a use variance to allow Ace 1 Limo, Inc., to occupy 1,277 square feet of office space as a principal use.

A public hearing will be held on Tuesday, September 12, 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 Ronald Seology 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