



We Bring the World to New Jersey

PUBLIC NOTICE

September 25, 2017

Hartz/Bergen Ave. - Major Subdivision

File No.: 17-097

Please take notice that an application for a major subdivision has been filed with the New Jersey Sports & Exposition Authority by Hartz Kearny, LLC, for the premises located along Bergen Avenue, identified as Block 286, Lot 4, in the Town of Kearny, New Jersey.

The applicant is proposing a major subdivision, as defined in N.J.A.C. 19:5-3.1(b), which results in the creation of five (5) lots, specifically proposed Lots 4.02, 4.03, 4.04, 4.05, and 4.06. A public hearing regarding the preliminary plat of the major subdivision is required to be held in accordance with N.J.A.C. 19:5-5.6(c)2.

A public hearing will be held on Tuesday, October 24, 2017, at 10:00 A.M. in the Commission Meeting Room of the NJSEA, Two DeKorte Park Plaza, Lyndhurst, New Jersey.

The proposed subdivision is in connection with the applicant's plans to redevelop the subject premises pursuant to the Kearny Area Redevelopment Plan by creating two (2) distinct building lots, as well as separate lots for a proposed stormwater detention basin and existing pump stations. Direct access to Bergen Avenue will not be provided for four (4) of the five (5) proposed lots. In addition, one of the five (5) proposed lots does not meet the minimum lot area and minimum side yard setback requirements of the zone. As such, a variance application has been submitted which will be addressed in a separate public hearing immediately following the hearing for the major subdivision.

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 Seelogy at (201) 460-4532 during regular business hours.

Sincerely,

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

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