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PUBLIC NOTICE

September 25, 2017

Hartz/Bergen Ave.- Major Subdivision Bulk Variances

File No.: 17-097

Please take notice that an application for six bulk variances has been filed with the New Jersey Sports & Exposition Authority (NJSEA) 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 subject property is located within the Light Industrial Center of the Hackensack Meadowlands District's Kearny Area Redevelopment Area. The variances are sought in connection with the applicant's proposed major subdivision, which includes the creation of five (5) proposed lots, to be known as proposed Lots 4.02, 4.03, 4.04, 4.05 and 4.06.

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

1. N.J.A.C. 19:4-3.16, which requires that every principal building shall be built upon a lot with access to an improved street. Access is proposed to be provided from Bergen Avenue to proposed Lot 4.04 by an access easement across proposed Lot 4.06;
2. N.J.A.C. 19:4-3.16, which requires that every principal building shall be built upon a lot with access to an improved street. Access is proposed to be provided from Bergen Avenue to proposed Lot 4.03 by an access easement across proposed Lot 4.06. A general access easement to proposed Lot 4.03 across proposed Lot 4.04 is proposed to be provided by an unrecorded ground lease;
3. N.J.A.C. 19:4-3.16, which requires that every principal building shall be built upon a lot with access to an improved street. Access is proposed to be provided from Bergen Avenue to proposed Lot 4.02 by an access easement across proposed Lot 4.06. A general access easement to proposed Lot 4.02 across proposed Lots 4.04 and 4.03 is proposed to be provided by an unrecorded ground lease;
4. N.J.A.C. 19:4-3.16, which requires that every principal building shall be built upon a lot with access to an improved street. Access is proposed to be provided from Bergen Avenue to proposed Lot 4.05 by an access easement across proposed Lot 4.06. A general access easement to proposed Lot 4.05 across proposed Lot 4.04 is proposed to be provided by an unrecorded ground lease;

5. Section IV.C, Table 1 - Bulk Requirements, of the Kearny Area Redevelopment Plan, which requires a minimum side yard setback of 30 feet. A side yard setback of 1.6 feet is proposed to a concrete shed on proposed Lot 4.05; and
6. Section IV.C, Table 1 - Bulk Requirements, of the Kearny Area Redevelopment Plan, which requires a minimum lot area of 3 acres. The area of Lot 4.05 is proposed to be 0.13 acres.

A public hearing will be held on Tuesday, October 24, 2017, immediately following the major subdivision public hearing scheduled for 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 Seelogy 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