



We Bring the World to New Jersey

PUBLIC NOTICE

175 Railroad Realty, LLC/Toufayan Bakeries - Petition for Rezoning File No.: SP-746

PLEASE TAKE NOTICE that, on March 20, 2017, a petition for rezoning was received by the New Jersey Sports and Exposition Authority (NJSEA) from 175 Railroad Avenue Realty Associates, LLC, the property owner, regarding the property identified as Block 4014, Lot 14.01, located within the Hackensack Meadowlands District, in the Borough of Ridgefield.

The petitioner requested that the NJSEA rezone a 2.02-acre portion of Block 4014, Lot 14.01, from Light Industrial B (LIB) to Environmental Conservation (EC) and a 0.98-acre portion of the same property from EC to LIB. The subject property totals approximately 11.11 acres fronting on Railroad Avenue and contains an existing industrial building, with an approximate footprint of 101,590 square feet, on the eastern two-thirds of the uplands portion of the property. A Jurisdictional Determination issued by the U.S. Army Corps of Engineers states that the subject property includes one principal area of waters of the United States that occupies approximately 4.07 acres within the subject site. This jurisdictional area consists of a 3.65-acre portion of Bellman's Creek and 0.42 acres of tidal emergent wetlands. The petitioner has stated that the intention of the request to rezone the 0.98-acre EC portion of the subject property is to allow additional development on existing uplands and the request to rezone the 2.02-acre LIB portion is to provide for the continued protection of existing, on-site wetlands and open waters.

TAKE FURTHER NOTICE that a public hearing on this matter will be held on Tuesday, August 29, 2017, at 10:00 AM at the New Jersey Sports and Exposition Authority, One DeKorte Park Plaza, Lyndhurst, New Jersey.

Specifically, N.J.A.C. 19:4-3.3, regarding the Official Zoning Map, is proposed to be amended.

This statement is intended only as a summary of the proposed rezoning. Interested persons may obtain a copy of the proposed rezoning after August 7, 2017, through the following methods:

1. The full text of the agency proposal may be found in the August 7, 2017, edition of the New Jersey Register.
2. The agency proposal may be downloaded electronically from the NJSEA's website at: <http://www.njsea.com/njmc/land/public-notices.html>.

3. The agency proposal may be inspected during regular business hours at the NJSEA's Public Information Center at One DeKorte Park Plaza in Lyndhurst, New Jersey, which may be contacted at (201) 460-1700.

Written comments may be submitted by October 6, 2017, to:

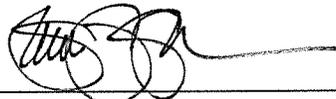
Sara J. Sundell, P.E., P.P.
Director of Land Use Management
Chief Engineer
New Jersey Meadowlands Commission
One DeKorte Park Plaza
Lyndhurst, New Jersey 07071
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Written comments may also be submitted at the public hearing. It is requested (but not required) that anyone submitting written comments also include an electronic version, preferably in Microsoft Word. Also, it is requested (but not required) that anyone submitting oral testimony at the public hearing provide a written copy of any prepared text to the stenographer at the hearing.

If there are any questions, or if special requirements are needed under the Americans with Disabilities Act (ADA), please contact Kelly King or Donna Bocchino of this Office at (201) 460-1700, during regular business hours.

NEW JERSEY SPORTS AND EXPOSITION AUTHORITY

By: _____



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

Dated: August 7, 2017