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**PUBLIC NOTICE**

*December 24, 2018*

*Galaxy Holdings/Lyndhurst Storage LLC - New Building & Variances*

**File No. 17-326**

Please take notice that an application for one (1) use variance and three (3) bulk variances has been filed with the NJSEA by Jason R. Tuvel, Esq., of the firm Rubin & Dombeck, LLC, on behalf of Lyndhurst Storage, LLC, for the premises located at 1 Terminal Road, Block 226, Lot 2, in the Township of Lyndhurst, New Jersey. The subject property is located in the Hackensack Meadowlands District's Commercial Park zone. The variances are sought in connection with the applicant's proposal to construct a self-storage facility and related improvements on the subject premises.

Specifically, the applicant is requesting relief from the following:

1. N.J.A.C. 19:4-5.46(a), which does not permit self-storage facilities in the Commercial Park zone.
2. N.J.A.C. 19:4-5.49(a)4, which permits a maximum floor area ratio (FAR) of 1.25, whereas the applicant is proposing a six-story self-storage facility with FAR of 2.63.
3. N.J.A.C. 19:4-8.2(b)2, which requires that all vehicular use areas shall maintain a five-foot setback from side and rear property lines, whereas the applicant is proposing a zero foot setback for the vehicular use area along the rear property line.
4. N.J.A.C. 19:4-8.9(d)4, which requires a five-foot wide landscape strip with shade trees to be planted on 25 to 40 foot centers along all side and rear property lines, whereas the applicant is not proposing a five-foot wide landscape strip along the rear property line.

A public hearing on this matter will be held on Tuesday, February 5, 2019, at 10:00 A.M., in the Office of the Commission, 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 Fawzia Shapiro at 201-460-4673 during regular business hours.

Sincerely,

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