



## New Jersey Meadowlands Commission

Administration Building: One DeKorte Park Plaza ☎ Phone: 201-460-1700 ☎ Fax: 201-460-1722  
Meadowlands Environment Center: Two DeKorte Park Plaza ☎ Phone: 201-460-8300 ☎ Fax: 201-842-0630  
Lyndhurst, NJ ☎ 07071 ☎ www.njmeadowlands.gov

### PUBLIC NOTICE

April 17, 2014

E&W Realty/44 Mehrhof Rd. -Addition/Variance

File: 14-054

Please take notice that an application for two (2) bulk variances has been filed with the New Jersey Meadowlands Commission (NJMC) by Nelson Zabransky of E & W Realty, LLC, for the property located at 44 Mehrhof Road, Block 82, Lot 25.11, in the Borough of Little Ferry, New Jersey. Said premises are located in the Low Density Residential zone. The variances are sought in connection with the applicant's proposal to raise the existing occupied spaces in the structure to a finished floor elevation of 9.0 feet NAVD88, which is one foot above the FEMA base flood elevation.

Specifically, the applicant is requesting relief as follows:

1. N.J.A.C. 19:4-5.29(a)3iii(2), which requires a minimum side yard setback of 20 feet. The applicant is proposing to maintain the existing 13.8 foot westerly side yard setback for the raised structure.
2. N.J.A.C. 19:4-5.29(a)3iii(2), which requires a minimum side yard setback of 20 feet. The applicant is proposing to maintain the existing 15.1 foot easterly side yard setback for the raised structure.

A public hearing on this matter will be held on Tuesday, May 13, 2014, 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 for public inspection during regular business hours at the Division of Land Use Management, One DeKorte Park Plaza, Lyndhurst, New Jersey.

Please contact the NJMC 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 Brandon Alviano of this Office at (201) 460-4616, during regular business hours.

Sincerely,

Sara J. Sundell, P.E., P.P.

Chief Engineer

Director of Land Use Management

