



## 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

February 4, 2014

#### *BRE/HV/Extended Stay America - Billboard/Variance* *File: 13-432*

Please take notice that an application for three bulk variances has been filed with the New Jersey Meadowlands Commission (NJMC) by Jeffrey W. Gerber, of Interstate Outdoor Advertising, LP, for the premises identified as 300 Route 3 East, Block 108.03, Lot 3, in the Borough of East Rutherford, New Jersey. Said premises is located in the Commission's Commercial Park zone. The bulk variances are sought in connection with the applicant's proposal to install a freestanding 14' x 48' single-faced digital LED billboard on the subject property.

The applicant is requesting relief from:

1. N.J.A.C. 19:4-8.14(h)7ii(1), which requires that a billboard be installed within a right-of-way having a posted speed limit of 55 mph or higher, or within 50 feet thereof. The billboard is proposed to be located at a setback of 15 feet from the Route 3 East South Service Road, which does not have a posted speed limit. Additionally, the proposed billboard is located greater than 50 feet from the portion of the Route 3 East right-of-way having a posted speed limit of 55 mph.
2. N.J.A.C. 19:4-8.14(h)7v, which requires that the maximum permitted height of a billboard shall be 30 feet above the grade level of the adjacent roadway surface, whereas the applicant proposes to construct a billboard sign with a height of 60 feet above the grade level of the Route 3 East South Service Road.
3. N.J.A.C. 19:4-8.14(h) Table 8-5, which requires a minimum sign setback of fifteen feet from any property line, whereas the applicant proposes a minimum setback of five feet from the westerly side lot line, adjacent to the property identified as One Meadowlands Plaza, Block 108.03, Lot 1.01, in the Borough of East Rutherford.

A public hearing will be held on Tuesday, February 25, 2014, at 10:00 A.M., in the Office of the Commission, One 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 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 Mia Petrou at 201-460-4672 during regular business hours.

Sincerely,

A handwritten signature in black ink, appearing to read "Sara Sundell", with a long horizontal line extending to the right.

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

