



New Jersey Meadowlands Commission

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

PUBLIC NOTICE

Brar Realty/Dunkin Donuts - Addition/Signage - Variance

File #13-642

January 24, 2014

Please take notice that an application for four (4) bulk variances has been filed with the New Jersey Meadowlands Commission by James H. Cleary, Esq. of Cleary Reid, LLC, on behalf of Meadowlands Convenience Mart, LLC for the premises identified as 758 Paterson Plank Road, Block 105.02, Lot 2, in the Borough of East Rutherford, Bergen County, New Jersey. The applicant is proposing to construct a 250-square foot addition to the existing building with associated site improvements and installation of 95.07 square feet of additional signage for a total sign area of 114.57 square feet. The property is located in the Commercial Gateway Center of the Commission's Paterson Plank Road Redevelopment Area.

Specifically, the applicant is requesting relief as follows:

- 1) **N.J.A.C. 19:4-8.14(i)4** requires that the total sign area permitted for a multi-tenanted structure shall be five percent of the building's main façade. A 35.43-square foot wall identification sign and a 59.64-square foot wall identification sign are proposed in addition to an existing 19.5-square foot pylon identification sign which will remain, resulting in a total sign area of 114.57 square feet, which is 13.42 percent of the building's main façade.
- 2) **Bulk Requirements listed in Section IV.C of the Paterson Plank Road Redevelopment Plan, last amended on 12/19/12**, which requires a minimum side yard setback of 15 feet on any one side within the Commercial Gateway Center. The applicant is proposing to construct an addition that will provide a minimum side yard setback of 5.7 feet along the easterly side yard.
- 3) **Bulk Requirements listed in Section IV.C of the Paterson Plank Road Redevelopment Plan, last amended on 12/19/12**, which requires a minimum rear yard setback of 20 feet within the Commercial Gateway Center. The applicant is proposing to construct an addition that will provide a rear yard setback of 15.1 feet along the westerly property line.
- 4) **Bulk Requirements listed in Section IV.C of the Paterson Plank Road Redevelopment Plan, last amended on 12/19/12**, which requires a minimum front yard parking setback of 25 feet within the Commercial Gateway Center. The applicant is proposing an additional parking space that will result in a front yard parking setback of 20.1 feet.

A public hearing will be held on Tuesday, February 11, 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 this Office for public inspection during regular business hours. If there are any questions, or special requirements are needed under the Americans with Disabilities Act (ADA) please contact Elizabeth Kenyon of this Office at (201) 460-3879, 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 Sundell, P.E., P.P.

Director of Land Use Management
Chief Engineer

