



## 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**

#### ***Vineland/Retail Development - Sign Variance***

***File #14-071***

**September 2, 2014**

Please take notice that an application for one bulk variance has been filed with the New Jersey Meadowlands Commission (NJMC) by Vineland Construction Company for the premises identified as 220 Harrison Avenue, Block 284, Lots 2.02, 3.02 & 4.02 in the Town of Kearny, Hudson County, New Jersey. Please note that the aforementioned properties are the subject of a Zoning Lot of Record. The applicant is proposing additional signage on the subject premises, for a total sign area of 2,107 square feet. The existing signage on the premises totals 913 square feet and includes identification wall signage on the existing Wal-Mart and WaWa facilities, as well as a freestanding pylon sign located along Harrison Avenue. The proposed signage on the premises includes wall signage on a Retail Building A, wall and ground signage associated with a proposed Taco Bell, additional signage associated with Wal-Mart, and signage for two future developable out-parcels located on Lot 2.02. The subject properties are located in the Harrison Avenue Retail Center within the NJMC's Commission's Kearny Redevelopment Area.

Specifically, the applicant is requesting relief as follows:

- 1) N.J.A.C. 19:4-8.14(i)4, states that, for signs in multi-tenanted developments, the total sign area permitted shall be five percent of the building's main façade. The applicant is proposing a total of 2,107 square feet of signage, or 9.95% of the total area of the buildings' main facades, on the properties included within the Zoning Lot of Record.

A public hearing will be held on Tuesday, September 16, 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 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 J. Sundell', with a long horizontal flourish extending to the right.

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

