



## 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

August 15, 2014

*Palmer Terrace Rlty/SoFive - Soccer Fields - Variance/Special Exception*

*File: 14-358*

Please take notice that an application for one (1) special exception and one (1) bulk variance has been filed with the New Jersey Meadowlands Commission (NJMC) by Jean-Damien Ladeuil of SoFive, for the property located at 2 Palmer Terrace, Block 124, Lot 51, in the Borough of Carlstadt, New Jersey. Said premises are located in the Light Industrial B zone. The special exception and variance are sought in connection with the applicant's proposal to convert an existing warehouse facility into a commercial indoor recreation facility.

Specifically, the applicant is requesting approval of a special exception use pursuant to:

1. N.J.A.C. 19:4-5.81(a)3, wherein commercial indoor recreation is listed as a special exception use in the Light Industrial B zone.

In addition, the applicant is requesting variance relief as follows:

1. N.J.A.C. 19:4-8.4(a) Table 8-1, which requires 96 parking spaces for the proposed uses including commercial indoor recreation, office and storage. The applicant is proposing 91 parking spaces.

A public hearing on this matter will be held on Thursday, September 4, 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,

Sharon A. Mascaró, P.E.

Deputy Chief Engineer

Deputy Director of Land Use Management

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