



New Jersey Meadowlands Commission

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Lyndhurst, NJ ☎ 07071 ☎ www.njmeadowlands.gov

PUBLIC NOTICE

December 29, 2014

Vineland/220 Harrison - Subdivision/Variances

Bulk Variances - Public Notice

File: 14-447

Please take notice that an application for three (3) bulk variances has been filed with the New Jersey Meadowlands Commission by John S. Krauser, President, C.O.O., of Vineland Construction Company, for the premises identified as Block 284, Lot 4.02, in the Town of Kearny, New Jersey. The bulk variances are sought in connection with the applicant's proposal to subdivide the property identified as Block 284, Lot 4.02 into Block 284, Lots 4.021 and 4.022. The property is located in the Harrison Avenue Retail Center of the Commission's Kearny Area Redevelopment Area.

The applicant is requesting relief from the following:

1. N.J.A.C. 19:5-7.4(a), which requires that all lots in any subdivision shall have direct access to an improved public or private street, whereas proposed Block 284, Lot 4.022 does not have such access.
2. Bulk Requirements listed in Section IV.C, Table 1, of the Kearny Area Redevelopment Plan, last amended on June 25, 2014, which requires a minimum lot area of three acres in the Harrison Avenue Retail Center of the Commission's Kearny Area Redevelopment Area, whereas proposed Block 284, Lot 4.021 is 1.052 acres.
3. Bulk Requirements listed in Section IV.C, Table 1, of the Kearny Area Redevelopment Plan, last amended on June 25, 2014, which requires a minimum lot area of three acres in the Harrison Avenue Retail Center of the Commission's Kearny Area Redevelopment Area, whereas proposed Block 284, Lot 4.022 is 2.241 acres.

A public hearing will be held on Tuesday, January 20, 2015, immediately following the technical major subdivision public hearing scheduled for 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 Elizabeth Kenyon 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 line extending to the right.

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