



We Bring the World to New Jersey

PUBLIC NOTICE
January 11, 2016
North Bergen MUA/W5 Group LLC – CO/Variance
File: 15-296

Pursuant to Public Law 2015, Chapter 19, the New Jersey Meadowlands Commission (NJMC) has become part of the New Jersey Sports and Exposition Authority (NJSEA), effective February 5, 2015.

Please take notice that an application for one (1) use variance and two (2) bulk variances has been filed with the NJSEA by Frank Pestana, Executive Director, North Bergen Municipal Utilities Authority (NBMUA), for the premises identified as Block 452.04, Lot 6.04, in the Township of North Bergen, New Jersey. Said premises are located in the Hackensack Meadowlands District's Public Utilities zone. The variances are sought in connection with the applicant's proposal to utilize the existing NBMUA treatment plant as a contractor's yard or facility at the subject premises.

Specifically, the applicant is requesting relief from:

1. N.J.A.C. 19:4-5.108, which does not specifically list a contractor's yard or facility as a permitted use in the Public Utilities zone.
2. N.J.A.C. 19:4-5.112(a)3i, which requires a front yard of 35 feet, whereas a minimum front yard setback of 0 feet to a new vehicular use area is proposed in the front yard along West Side Avenue.
3. N.J.A.C. 19:4-8.2(c)1, which requires that a minimum six feet of landscaped open space shall be maintained as a buffer between buildings and vehicular use areas, whereas a four-foot-wide buffer is proposed.

A public hearing will be held on Tuesday, January 26, 2016, immediately following public hearings related to the proposed technical major subdivision of the subject property and related variances, scheduled to commence at 10:00 A.M., in the Commission Meeting Room of the NJSEA, 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 the Office of Land Use Management for public inspection during regular business hours.

Please contact the NJSEA 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,

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