



We Bring the World to New Jersey

## PUBLIC NOTICE

September 16, 2016

*Pramukh Realty LLC/Shreeji Printing Co. - Addition & Variance*

*File No.: 16-035*

Please take notice that an application for four (4) bulk variances has been filed with the New Jersey Sports and Exposition Authority (NJSEA) by Bennett Wasserstrum, Esq., of the firm Wasserstrum and Fabiano, on behalf of Shreeji Printing Company, for the premises located at 55 Veterans Boulevard, identified as Block 126, Lot 16, in the Borough of Carlstadt, New Jersey. Said premises are located in the Light Industrial B zone of the Hackensack Meadowlands District. The variances are sought in connection with the applicant's proposal to construct a second story addition that will result in an additional 8,246 square feet of warehouse space on the subject property.

Specifically, the applicant is requesting relief from the following:

1. N.J.A.C. 19:4-5.84(a)1, which permits a maximum lot coverage of 50 percent; whereas a lot coverage of 55.64 percent is proposed.
2. N.J.A.C. 19:4-5.84(a)3ii, which requires a minimum side yard setback of 20 feet, whereas the applicant is proposing to construct an addition that will provide a side yard setback of 8.3 feet along the easterly side yard.
3. N.J.A.C. 19:4-5.84(a)3iii, which requires a minimum rear yard setback of 30 feet; whereas the applicant is proposing to construct an addition that will provide a rear yard setback of 9.8 feet.
4. N.J.A.C. 19:4-8.4(a)42, 50 and 79, which require 12.3 parking spaces for 18,446 square feet of warehouse space, 5.7 parking spaces for 8,500 square feet of light industrial space, and 4.0 spaces for 1,600 square feet of office space, for a total of 22 parking spaces, inclusive of five additional parking spaces associated with the proposed additional 8,246 square feet of warehouse space; whereas the applicant is proposing to maintain the existing on-site parking supply of 13 spaces.

A public hearing will be held on Tuesday, October 25, 2016, 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 Mark Skerbetz at 201-460-8132 during regular business hours.

Sincerely,

A handwritten signature in black ink, appearing to read 'Sara J. Sundell', followed by a long horizontal line extending to the right.

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