



## 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

October 16, 2012

*Fantis Realty/Addition, Subdivision and Variance*

File: 11-133

Please take notice that an application for three bulk variances has been filed with the New Jersey Meadowlands Commission (NJMC) by Jerry Makris of Fantis Realty LLC, for the premises located at 50 and 60 Triangle Boulevard, Block 126, Lots 14 and 15, in the Borough of Carlstadt, New Jersey. Said premises are located in the Commission's Light Industrial B zone. The variances are sought in connection with the applicant's proposal to connect an existing 49,740 square foot building to an existing 51,085 square foot building with a 6,312 square foot addition.

Specifically, the applicant is requesting relief as follows:

1. N.J.A.C. 19:4-5.84(a)1, which requires a maximum lot coverage of 50 percent. The applicant is proposing a lot coverage of 89 percent.
2. N.J.A.C. 19:4-5.84(a)2, which requires a minimum open space of 15 percent. The applicant is proposing open space of 11 percent.
3. N.J.A.C. 19:4-5.84(a)3iii, which requires a minimum rear yard setback of 30 feet. The applicant is proposing a rear yard setback of 15.5 feet.

A public hearing on this matter will be held on Tuesday, October 16, 2012, 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 Gabrielle Gornelli of this Office at (201) 777-2422, during regular business hours.

Sincerely,

Sara J. Sundell, P.E., P.P.

Chief Engineer

Director of Land Use Management

"New Jersey is an equal opportunity employer"

