



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

September 3, 2013

WSMP/280 Flanagan - Billboard

File: 11-244

Please take notice that an application for one (1) use variance and three (3) bulk variances has been filed with the New Jersey Meadowlands Commission by Louis L. D'Arminio Esq., of the firm Price, Meese, Shulman & D'Arminio, P.C., on behalf of Interstate Outdoor Advertising, LP, for the premises located at 280 Flanagan Way, Block 132, Lot 7.01, in the Town of Secaucus, New Jersey. Said premises is located in the Commission's Neighborhood Commercial zone. The variances are sought in connection with the applicant's proposal to install a free standing static face billboard sign on the subject premises.

The applicant is requesting relief from:

1. N.J.A.C. 19:4-8.14(h) Table 8-5, which does not permit billboard signs in the Neighborhood Commercial zone.
2. N.J.A.C. 19:4-8.14(h)7ii(2), which does not permit billboard signs within 500 feet of a residential zone or residence.
3. N.J.A.C. 19:4-8.14(h) 7v, which requires the maximum permitted height of a billboard sign to be 30 feet above the grade level of the adjacent roadway surface, whereas the applicant is proposing to install a billboard sign with a height of 49 feet above the grade level of the New Jersey State Highway Route 3 eastbound lane.
4. N.J.A.C. 19:4-8.14(h) Table 8-5, which requires the minimum sign setback to be five feet from any property line, whereas the applicant is proposing a setback of one foot from the New Jersey State Highway Route 3 Right-of-Way.

A public hearing on this matter will be held on Tuesday, October 8, 2013, 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 Office 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 Fawzia Shapiro at 201-460-4673 during regular business hours.

Sincerely,

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



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