



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

May 15, 2013

313 Newark Ave/Parking Lot Expansion

File: 12-090

Please take notice that an application for three (3) bulk variances has been filed with the New Jersey Meadowlands Commission (NJMC) by John Ambrosio of 750 Valley Brook Avenue, LLC, for the premises located at 313 Newark Avenue, Block 108, Lot 2 and 750 Valley Brook Avenue, Block 108, Lot 1, in the Township of Lyndhurst, New Jersey. Said premises are located in the Neighborhood Commercial zone. The variances are sought in connection with the applicant's proposal to expand the parking lot area on the subject properties.

Specifically, the applicant is requesting relief as follows:

1. N.J.A.C. 19:4-8.2(b)1, which prohibits vehicular use areas in required front yards. The applicant is proposing vehicle parking spaces within the required 2 foot front yard setback along Newark Avenue.
2. N.J.A.C. 19:4-8.2(b)1, which prohibits vehicular use areas in required front yards. The applicant is proposing vehicle parking spaces within the required 2 foot front yard setback along Orient Way.
3. N.J.A.C. 19:4-5.43(a)2, which requires a minimum of 15 percent open space. The applicant is proposing a combined total of 12.56 percent open space for Lots 1 and 2.

A public hearing on this matter will be held on Tuesday, June 18, 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 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 Brandon Alviano of this Office at (201) 460-4616, 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.

Chief Engineer

Director of Land Use Management

