



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 16, 2013

Gebritt Associates/Billboard & Variance

File: 13-152

Please take notice that an application for three 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, on behalf of Interstate Outdoor Advertising, LP, for the premises identified as 1183 West Side Avenue, Block 6202, Lot 9, in the City of Jersey City, New Jersey. Said premises is located in the Commission's Heavy Industrial zone. The bulk variances are sought in connection with the applicant's proposal to install a free-standing billboard to be erected within and above the existing building on the subject property.

The applicant is requesting relief from:

1. N.J.A.C. 19:4-8.14(h)7ii(1), which requires that a billboard be installed within a right-of-way having a posted speed limit of 55 mph or higher, or within 50 feet thereof. A billboard is proposed 31.15 feet from the Route US 1 & 9T right-of-way; however, the posted speed limit at this location is 45 mph.
2. N.J.A.C. 19:4-8.14(h)7ii(2), which states that a billboard shall not be permitted within 500 feet of a residential zone or residence. There are numerous residences within 500 feet of the proposed billboard, including residences located along Lewis Avenue and St. Paul's Avenue within Block 6202 and the Jersey City Marion Works Residential Overlay District (MWORD Zone).
3. N.J.A.C. 19:4-8.14(h)7v, which requires that the maximum permitted height of a billboard shall be 30 feet above the grade level of the adjacent roadway surface. A billboard is proposed 45.11 feet above the roadway surface grade level of Route US 1 & 9T.

A public hearing will be held on Tuesday, October 29, 2013, at 10:00 A.M., in the Office of the Commission, One 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 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 Ronald Seelogy at 201-460-4532 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

