



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

August 20, 2013

Ridgefield Holding/65 Railroad - Variances/Use Change

File: 13-333

Please take notice that an application for two bulk variances has been filed with the New Jersey Meadowlands Commission by Monte Radfar of Ridgefield Holding Corp., for the premises located at 65 Railroad Avenue, Block 4014, Lot 10, in the Borough of Ridgefield, New Jersey. Said premises are located in the Commission's Light Industrial B. zone. The bulk variances are sought in connection with the applicant's proposal to construct a parking area consisting of 15 parking spaces in the required front yard along Pleasantview Terrace, and one loading area on the subject property in the front yard along Railroad Avenue.

The applicant is requesting relief from:

1. N.J.A.C. 19:4-8.2(b)1, which prohibits vehicular use areas in required front yards. The applicant proposes 15 vehicle parking spaces at a minimum setback of 17.5 feet along Pleasantview Terrace, whereas a 35-foot minimum front yard setback is required.
2. N.J.A.C. 19:4-8.3(b)1, which does not permit loading in any front yard. One loading area is proposed in the front yard along Railroad Avenue.

A public hearing will be held on Tuesday, September 10, 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.



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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 Mia Petrou at 201-460-4672 during regular business hours.

Sincerely,

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

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