



New Jersey Meadowlands Commission

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Meadowlands Environment Center: Two DeKorte Park Plaza ☎ Phone: 201-460-8300 ☎ Fax: 201-842-0630
Lyndhurst, NJ ☎ 07071 ☎ www.njmeadowlands.gov

PUBLIC NOTICE

October 17, 2014

319 Tonnele Ave. / StorQuest- New Bldg.- Variances
File: 14-384

Please take notice that an application for one (1) use variance and five (5) bulk variances has been filed with the New Jersey Meadowlands Commission by Douglas F. Doyle, Esq., of the firm DeCotiis, FitzPatrick & Cole, LLP, on behalf of William Warren Properties, Inc., for the premises identified as 319 Tonnele Avenue, Block 5302, Lot 2, in the City of Jersey City, New Jersey. Said premises is located in the Commission's Intermodal B zone. The variances are sought in connection with the applicant's proposal to construct a self-storage facility and related improvements on the subject premises.

The applicant is requesting relief from:

1. N.J.A.C. 19:4-5.94(a), which does not permit self-storage facilities in the Intermodal B zone.
2. N.J.A.C. 19:4-5.98(a) 3iii, which requires a minimum rear yard setback of 75 feet, whereas the applicant is proposing a rear yard setback of 52.07 feet.
3. N.J.A.C. 19:4-8.4(a) Table 8-1, which requires six loading spaces at 12 feet by 60 feet based on the proposed floor area of 151,500 square feet, whereas the applicant is proposing to provide five loading spaces at 12 feet by 60 feet.
4. N.J.A.C. 19:4-8.2(b)1, which does not permit vehicular use areas in the required front yard, whereas the applicant is proposing to construct parking and circulation areas in the front yard.
5. N.J.A.C. 19:4-8.3(b)1, which does not permit loading in the front yard, whereas the applicant is proposing to construct 25 loading doors and four (4) loading spaces along the Utica Street front yard.
6. N.J.A.C. 19:4-8.14(h) Table 8-5, which permits a maximum of two signs per front yard, whereas the applicant is proposing one pole sign and three wall signs, for a total of four signs.

A public hearing on this matter will be held on Thursday, November 13, 2014, 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

