



We Bring the World to New Jersey

PUBLIC NOTICE

August 5, 2019

Vedant Hospitality LLC/Comfort Inn & Suites

File No. 17-185

Please take notice that an application for one (1) use variance and two (2) bulk variances has been filed with the NJSEA by Kirti Desai, on behalf of Vedant Hospitality LLC, for the premises located at 82 County Avenue, Block 33, Lots 10 & 11, in the Town of Secaucus New Jersey. The subject property is located in the Hackensack Meadowlands District's Neighborhood Commercial zone. The variances are sought in connection with the applicant's proposal to construct a 72 room hotel and related improvements on the subject premises.

Specifically, the applicant is requesting relief from the following:

1. N.J.A.C. 19:4-5.39(a), which does not permit hotels in the Neighborhood Commercial zone.
2. N.J.A.C. 19:4-5.43(a)4, which permits a maximum height of 35 feet; whereas a building height of 57 feet to the top of the building is being proposed.
3. N.J.A.C. 19:4-8.4(a), which requires that all hotels provide one space per guest room; and such other spaces for accessory uses as required herein; whereas 62 parking spaces are proposed and 72 parking spaces are required.

A public hearing on this matter will be held on Tuesday, August 27, 2019, 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 NJSEA 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 Lyndsay Knight at 201-460-4155 during regular business hours.

Sincerely,

A handwritten signature in black ink, appearing to read "Sara J. Sundell", is written over a circular embossed seal or stamp.

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