



We Bring the World to New Jersey

## PUBLIC NOTICE

September 17, 2019

*Terminal Ventures - New Buildings & Variances*

*File No. 19-035*

Please take notice that an application for three (3) bulk variances has been filed with the New Jersey Sports and Exposition Authority (NJSEA) by Joe DiMauro of Terminal Ventures, Inc., for the premises located at 195 Howell Street, Block 7402, Lots 10 and 11, in the City of Jersey City, New Jersey. Said premises are located in the Heavy Industry zone. The variances are sought in connection with the applicant's proposal to construct two new warehouse buildings, approximately 22,400 square feet each, with associated site improvements on the subject property.

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 35-foot front yard setback along Howell Street.
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 35-foot front yard setback along Duffield Avenue.
3. N.J.A.C. 19:4-8.7(a)1, which requires a 50-foot-wide landscaped buffer measured from the mean high water line or top of bank where any development borders the Hackensack River, tributaries, or streams located in the District. The applicant is proposing a retaining wall and a vehicular parking area approximately 20 feet from the mean high water line.

A public hearing will be held on Tuesday, September 17, 2019, at 10:00 A.M. in the Commission Meeting Room of the NJSEA, 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 William Moran at 201-460-1096 during regular business hours.

Sincerely,

A handwritten signature in blue ink, appearing to read "Sara J. Sundell", is written over a horizontal line.

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