



We Bring the World to New Jersey

PUBLIC NOTICE

October 13, 2020

***Vineland/200 Harrison Avenue - Technical Major Subdivision & Variances
Bulk Variances - Public Notice
File No. 19-490***

Please take notice that an application for three (3) bulk variances has been filed with the New Jersey Sports and Exposition Authority (NJSEA) by Auto Zone Northeast, LLC for the premises situated within the Hackensack Meadowlands District and located at 200 Harrison Avenue, identified as Block 284, Lot 3.02, in the Town of Kearny, New Jersey. The bulk variances are being sought in connection with the applicant's proposal to subdivide the property identified as Block 284, Lot 3.02 into Block 284, Lots 3.002, 3.003, and 3.004. The property is located in the Harrison Avenue Retail Center of the Kearny Area Redevelopment Area.

Specifically, the applicant is requesting variance relief from the following:

1. Bulk Requirements listed in Section IV.C, Table 1, of the Kearny Area Redevelopment Plan, last amended on June 25, 2014, which requires a minimum lot area of three acres in the Harrison Avenue Retail Center of the Commission's Kearny Area Redevelopment Area, whereas proposed Lot 3.002 in Block 284 contains 2.09 acres.
2. Bulk Requirements listed in Section IV.C, Table 1, of the Kearny Area Redevelopment Plan, last amended on June 25, 2014, which requires a minimum lot area of three acres in the Harrison Avenue Retail Center of the Commission's Kearny Area Redevelopment Area, whereas proposed Lot 3.003 in Block 284 contains 0.99 acres.
3. Bulk Requirements listed in Section IV.C, Table 1, of the Kearny Area Redevelopment Plan, last amended on June 25, 2014, which requires a minimum lot area of three acres in the Harrison Avenue Retail Center of the Commission's Kearny Area Redevelopment Area, whereas proposed Lot 3.004 in Block 284 contains 0.98 acres.

Due to the declared Public Health Emergency posed by COVID-19, and pursuant to N.J.S.A. 10:4-6 et seq., the New Jersey Open Public Meetings Law and pursuant to P.L. 2020, c. 11, which allows public bodies to conduct meetings by electronic means during periods of a declared State of Emergency, an electronic public hearing will be held virtually using Zoom video conferencing on Tuesday, November 10, 2020, immediately following the technical major subdivision public hearing scheduled for 10:00 A.M. The physical NJSEA facilities will be closed to the public for the public hearing. Members of the public are invited to view the hearing live using Zoom, which also allows them to “raise a hand” and contribute with voice when they are invited to do so during the public comment portion of the public hearing. Please visit the NJSEA website at www.njsea.com/public-notice/ to obtain the Zoom Instructions for the Virtual Public Hearing, including meeting ID number and call-in telephone number.

Any party in interest may appear virtually in person, by agent, or by attorney and present any comments or objections to the relief sought. Written comments must be submitted to William Moran of the NJSEA prior to the date of the hearing, by email at bmoran@njsea.com or by mail to One DeKorte Park Plaza, P.O. Box 640, Lyndhurst, NJ 07071. Plans filed by the applicant are available electronically for public inspection by contacting William Moran at bmoran@njsea.com during regular business hours.

Please email the NJSEA Offices at info@njsea.com prior to the hearing if special requirements are needed under the Americans with Disabilities Act (ADA). If there are any questions, please email William Moran at bmoran@njsea.com during regular business hours.

Sincerely,

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