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PUBLIC NOTICE

October 13, 2020

Vineland/200 Harrison Avenue - Technical Major Subdivision & Variances

Technical Major Subdivision - Public Notice

File No. 19-490

Please take notice that an application for a technical major subdivision 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 property is located in the Harrison Avenue Retail Center of the Kearny Area Redevelopment Area.

The applicant is proposing a technical major subdivision, in accordance with N.J.A.C. 19:5-5.3(a), which results in the creation of three lots. In particular, the applicant proposes to subdivide the property identified as Block 284, Lot 3.02 into Block 284, Lots 3.002, 3.003, and 3.004. A public hearing regarding the preliminary plat of the technical major subdivision is required to be held in accordance with N.J.A.C. 19:5-5.3(b).

The three proposed lots will not comply with the minimum required lot area of three acres. As such, a variance application for three bulk variances has been submitted and will be addressed in a separate public hearing immediately following the hearing for this technical major subdivision.

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, at 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-notices/ 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 application. 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