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PUBLIC NOTICE
December 7, 2020
Empire Properties - Building Addition (Variances)
File No. 20-249

Please take notice that an application for one bulk variance has been filed with the NJSEA by Empire Properties, LLC for the premises located at 17 Empire Boulevard and identified as Block 105, Lot 5, in the Township of South Hackensack and Block 131.01, Lot 9, in the Borough of Carlstadt, New Jersey. The subject premises is located within the Hackensack Meadowlands District's Light Industrial A zone. The bulk variance is sought in connection with the construction of a building addition on the subject premises.

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

1. N.J.A.C. 19:4-5.77(a)3iii, which requires a minimum rear yard setback of 75 feet; whereas, the applicant is proposing to construct a building addition in the Light Industrial A zone with a minimum rear yard setback of 13.2 feet from the rear yard property line.

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, January 5, 2021, 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 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.

Sincerely,

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