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PUBLIC NOTICE

June 28, 2021

Commercial SG/Sitex Group - Site Improvement & Variances

File No.: 20-226

Please take notice that an application for six bulk variances has been filed with the NJSEA by Valley Brook 1201 SG LLC, for the premises located at 1201 Valley Brook Avenue and identified as Block 229, Lot 5, in the Township of Lyndhurst, New Jersey. Said premises is located within the District's Light Industrial A zone. The six bulk variances are sought in connection with the applicant's proposal to construct five loading areas and paved vehicular use areas, inclusive of vehicle and trailer parking spaces and maneuvering areas, on the subject premises in the front yard facing Clay Avenue.

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

1. N.J.A.C. 19:4-8.2(b)1, which prohibits vehicular use areas in required front yards or within buffer areas. Paved vehicular use areas, inclusive of vehicular parking spaces, are proposed within the required front yard facing Clay Avenue at a minimum setback of 4.35 feet.
2. N.J.A.C. 19:4-8.2(b)1, which prohibits vehicular use areas in required front yards or within buffer areas. A paved vehicular use area inclusive of the trailer parking spaces and maneuvering area is proposed within the required front yard facing Clay Avenue at a setback of 4.35 feet.
3. N.J.A.C. 19:4-8.2(c)7, which requires that all vehicular use areas shall be properly screened and landscaped in accordance with N.J.A.C. 19:4-8.9. The proposed re-configured parking spaces along Valley Brook Avenue do not allow for the construction of a landscaped berm or the dense planting of evergreens on the subject premises sufficient to reduce headlight glare from within the parking lot as required by N.J.A.C. 19:4-8.9(d)6i.
4. N.J.A.C. 19:4-8.3(b)1, which prohibits loading in any front yard. Five new loading areas are proposed in the front yard facing Clay Avenue.
5. N.J.A.C. 19:4-8.3(b)4, which requires that all entrances and exits to loading areas shall be located in a safe and convenient manner with minimal impact on traffic movement on the site and adjacent streets. In order to access the proposed exterior loading areas and the proposed trailer parking area, maneuvering vehicles will encroach within the Clay Avenue right of way.

6. N.J.A.C. 19:4-8.3(c)3, which requires that all loading areas be screened and landscaped in accordance with N.J.A.C. 19:4-8.9(d)6iii. The proposed re-configured loading areas along Clay Avenue do not allow for the construction of a solid and continuous fence supplemented by evergreens capable of maturing to a height and width sufficient to screen the loading areas and vehicles from the Clay Avenue right of way.

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, July 20, 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 and video 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 Ron Seelogy of the NJSEA prior to the date of the hearing, by email at rseelogy@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 Ron Seelogy of the NJSEA at rseelogy@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 Ron Seelogy at rseelogy@njsea.com during regular business hours.

Sincerely,



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