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## **PUBLIC NOTICE**

**December 3, 2021**

### ***Kingsland Redevelopment Urban Renewal/New Building & Variance File No. 21-308***

Please take notice that an application for one (1) bulk variance has been filed with the New Jersey Sports and Exposition Authority (NJSEA) by Christopher H. Minks, Esq., of Russo Development, on behalf of Kingsland Development Urban Renewal, LLC, for the property identified as Block 233, Lots 10, 11, 12, and a portion of Lot 15, in the Township of Lyndhurst, New Jersey. The subject premises is located within the Lyndhurst Commerce Center of the Hackensack Meadowlands District's Kingsland Redevelopment Area. The variance is sought in connection with the applicant's proposal to construct a warehouse building with a total floor area of 849,935 square feet and related improvements, on the subject premises.

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

1. N.J.A.C. 19:4-8.3(b)1, which does not permit loading in the front yard, whereas the applicant is proposing loading, including accessory box truck parking areas, in the eastern front yard along Valley Brook Avenue.

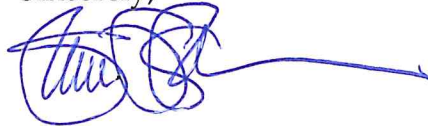
Pursuant to N.J.S.A. 10:4-6 et seq., the New Jersey Open Public Meetings Law and pursuant to P.L. 2020, c. 11, which allows public bodies to conduct meetings by electronic means during periods of a declared State of Emergency, an electronic public hearing will be held virtually using Zoom video conferencing on Tuesday, December 14, 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-notices/](http://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 Fawzia Shapiro of the NJSEA prior to the date of the hearing, by email at [fshapiro@njsea.com](mailto:fshapiro@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 Fawzia Shapiro of the NJSEA at [fshapiro@njsea.com](mailto:fshapiro@njsea.com) during regular business hours.

Please email the NJSEA Offices at [info@njsea.com](mailto: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 Fawzia Shapiro at [fshapiro@njsea.com](mailto:fshapiro@njsea.com) during regular business hours.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Sara J. Sundell', followed by a long horizontal flourish line extending to the right.

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