



We Bring the World to New Jersey

PUBLIC NOTICE

August 1, 2022

Delellis Realty/7 Eleven - New Building & Signage (Variances)

File No.: 21-271

Please take notice that an application for three bulk variances has been filed with the NJSEA by Carlstadt Partners, LLC, for the premises located at 284 Washington Avenue and identified as Block 127, Lot 17, in the Borough of Carlstadt, New Jersey. Said premises is located within the District's Light Industrial B zone. The three bulk variances are sought in connection with the applicant's proposal to construct a 4,714-square-foot convenience store with associated site improvements at an existing fueling service station on the subject premises.

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

1. N.J.A.C. 19:4-8.3(b)1, which prohibits loading in any front yard; whereas a loading area is proposed within the front yard facing Moonachie Avenue.
2. 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; whereas the location of the westerly driveway along Moonachie Avenue does not allow for the construction of a solid and continuous fence in accordance with N.J.A.C. 19:4-8.10, supplemented by evergreens capable of maturing to a height and width sufficient to screen the loading area from the Moonachie Avenue right of way.
3. N.J.A.C. 19:4-8.14(h)4, which requires that the maximum gross sign area permitted shall not exceed five percent of the main façade of the building; whereas one 23-square-foot business identification wall sign, one 26.5-square-foot business identification wall sign and one 49.1-square-foot business identification wall sign (east elevation); one 76.6-square-foot business identification wall sign, one 30.8-square-foot business identification wall sign, and one 42.3-square-foot business identification wall sign (north elevation) are proposed, resulting in a total sign area of 248.3 square feet, which is 15.3 percent of the building's main façade.

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,

August 23, 2022, 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/ 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