



We Bring the World to New Jersey

## **PUBLIC NOTICE**

**May 2, 2023**

***Ridgefield Holding/65 Railroad Ave. - Site Improvement (Variance)***

***File No.: 22-421***

Please take notice that an application for one bulk variance has been filed with the New Jersey Meadowlands Commission by Gerald Donnelly of Ridgefield Holding Corp., for the premises located at 65 Railroad Avenue, Block 4014, Lot 10, in the Borough of Ridgefield, New Jersey. The subject premises is located in the Commission's Light Industrial B zone. The bulk variance is sought in connection with the applicant's proposal to construct a parking area consisting of 12 parking spaces in the required front yard along Pleasantview Terrace.

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

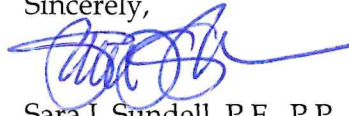
1. N.J.A.C. 19:4-8.2(b)1, which prohibits vehicular use areas in required front yards. The applicant proposes 12 vehicle parking spaces at a minimum setback of 25.1 feet along Pleasantview Terrace, whereas a 35-foot minimum front yard setback is required.

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 Wednesday, May 24, 2023, 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 John Speer of the NJSEA prior to the date of the hearing, by email at [jspeer@njsea.com](mailto:jspeer@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 John Speer of the NJSEA at [jspeer@njsea.com](mailto:jspeer@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 John Speer at [jspeer@njsea.com](mailto:jspeer@njsea.com) during regular business hours.

Sincerely,



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