

PUBLIC NOTICE

July 29, 2025

SPG County Ave LLC/United Ford - C.O. Alt., Site Improvement (Variances)

File No. 23-136

Please take notice that an application for one use variance and five (5) bulk variances has been filed with the New Jersey Sports and Exposition Authority (NJSEA) by Karl Kemm, Esq., of the firm, McManimon, Scotland & Baumann, LLC, on behalf of United Ford, LLC, for the premises located at 400 County Avenue, identified as Block 60, Lot 3, in the Town of Secaucus, New Jersey. The subject premises is located within the Hackensack Meadowlands District's Light Industrial B zone. The use and bulk variances are sought in connection with the applicant's proposal to construct interior alterations related to a change in use from warehouse to truck repair facility with associated major site improvements at the subject premises.

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

1. N.J.A.C. 19:4-5.80(a), which does not permit a truck repair facility in the Light Industrial B zone.

In addition, the applicant is requesting bulk variance relief from the following:

1. N.J.A.C. 19:4-8.2(c)13, Figure 8-1, which does not permit the parking of patron, occupant or employee vehicles in a tandem/stacked configuration to be applied towards the number of required parking spaces to be provided on site; whereas, 30 parking spaces identified as S73 through S102 are proposed in a tandem/stacked configuration.
2. N.J.A.C. 19:4-8.4(a)72 and 79, which requires a total of 79 parking spaces; whereas, a total of 74 parking spaces will be provided on site inclusive of the electric vehicle (EV) parking space credit.
3. N.J.A.C. 19:4-8.2(b)1, which prohibits vehicular use areas in required front yards or within required buffer areas; whereas, paved vehicular use areas are proposed within the required front yard facing County Avenue.
4. N.J.A.C. 19:4-8.10(a)1, which prohibits fence in required front yards; whereas, a six-foot-high chain link fence with gates is proposed within the required front yard facing County Avenue.
5. N.J.A.C. 19:4-8.14(h), Table 8-5, which permits a maximum of two (2) signs per front yard in the Light Industrial B zone; whereas, a total of four (4) signs are proposed as follows: one "United/Ford" wall sign (west elevation), one "Service" wall sign (west elevation), one "United/Ford" wall sign (east elevation), and one double-sided pylon sign.

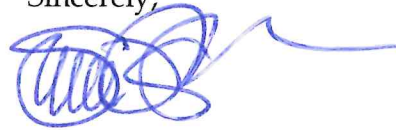
A public hearing regarding the requested variances will be held on Tuesday, September 9, 2025, at 10:00 A.M., in the Board Meeting Room of the NJSEA, One DeKorte Park Plaza, Lyndhurst, New Jersey.

Any party in interest may appear in person, by agent, or by attorney and present any comments or objections to the relief sought. Written comments must be received by Ron Seelogy of the NJSEA no later than September 8, 2025, 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 for public inspection by contacting Ron Seelogy 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.

Sincerely,



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