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PUBLIC NOTICE

April 10, 2026

5903 Westside Ave LLC - Site Improvement (Variances)

File No. 23-291

Please take notice that applications for two bulk variances have been filed with the New Jersey Sports and Exposition Authority (NJSEA) by Neil Cohen, of Western Carriers, Inc, for the premises identified as 5903-5905 West Side Avenue, Block 453.02, Lot 3.0761, in the Township of North Bergen, New Jersey. The subject premises is located within the Hackensack Meadowlands District's Light Industrial A zone. The bulk variances are sought in connection with the applicant's proposal to park trailers in an existing parking lot and to construct associated site improvements at the subject premises.

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

1. N.J.A.C. 19:4-8.3(b)2, which requires that accessory trailer parking areas shall be located in the rear yard, whereas accessory trailer parking is proposed in the front yard.
2. N.J.A.C. 19:4-8.10(a), which prohibits fences in excess of 24 inches in required front yards, whereas an eight-foot-high fence is proposed in the required 50-foot front yard setback.

A public hearing regarding the requested variances will be held on Tuesday, April 28, 2026, 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 Anthony Albano of the NJSEA no later than April 27, 2026, by email at aalbano@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 Anthony Albano at aalbano@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 Anthony Albano at aalbano@njsea.com.

Sincerely,

A handwritten signature in black ink, appearing to read "Sara J. Sundell", is written over a horizontal line.

Sara J. Sundell, P.E., P.P.

Senior Director of Land Use Management
Chief Engineer