

PUBLIC NOTICE
November 12, 2009
Yunus/Buy Rite Liquors - Addition/Variance
File: 09-606

Please take notice that an application for three bulk variances has been filed with the New Jersey Meadowlands Commission (NJMC) by Paul Khanna, for the premises owned by Yunus, LLC, located at 865 Roosevelt Avenue, Block 180, Lot 20, in the Town of Secaucus, New Jersey. Said premises are located in the Commission's Highway Commercial zone. The variance is sought in connection with the applicant's proposal to construct a 6,174-square-foot second-floor addition, interior alterations related to a change in use, and associated site improvements on the subject property.

Specifically, the applicant is requesting relief as follows:

1. N.J.A.C. 19:4-5.63(a)3ii, which requires a minimum side yard setback of 10 feet. The applicant is proposing to construct a second floor addition to the existing building that will maintain the preexisting southerly side yard setback of three feet.
2. N.J.A.C. 19:4-8.2(b)1, which does not permit vehicular use areas within the required front yard. The applicant is proposing to construct three parking spaces within the required front yard along Roosevelt Avenue.
3. N.J.A.C. 19:4-8.4(a), which requires 40 parking spaces for the proposed uses, whereas the applicant is proposing to provide 33 parking spaces.

A public hearing on this matter will be held on Tuesday, December 1, 2009, at 10:00 A.M., in the Office of the Commission, Two 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 may also be submitted prior to the date of the hearing. All plans and documents filed by the applicant are available for public inspection during regular business hours at the Division of Land Use Management, One DeKorte Park Plaza, Lyndhurst, New Jersey.

Please contact the NJMC Offices at 201-460-1700 prior to the hearing if special requirements are needed under the Americans with Disabilities Act (ADA). If there are any questions, please contact Brad Miller of this Office at (201) 777-2411, during regular business hours.

Sincerely,

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