

**PUBLIC NOTICE**  
**November 23, 2009**  
***Zeppetelli/Building Addition & Variance***  
***File: 09-436***

Please take notice that an application for two bulk variances has been filed with the New Jersey Meadowlands Commission (NJMC) by Lawrence Zeppetelli, S&L Zeppetelli, Inc., located at 191 Moonachie Road, Block 38, Lot 3 in Borough of Moonachie, New Jersey. Said premises are located in the Commission's Light Industrial A zone. The variance is sought in connection with the applicant's proposal to construct an approximately 1,270 square foot building addition to enclose an existing loading area in the easterly side yard and associated site improvements related to an existing 2,800 square foot waste transfer facility on the subject property.

Specifically, the applicant is requesting relief as follows:

1. N.J.A.C. 19:4-6.1(a)2, by which side yard setback requirements on preexisting nonconforming lots may be reduced as derived by a given formula. Therefore, the resulting minimum total side yard setback on the subject property is 33 feet and a minimum of 11 feet on any one side. The applicant proposes an addition to the existing waste transfer facility that will provide a minimum total side yard setback of 30 feet and minimum northerly side yard setback of 10 feet.
2. N.J.A.C. 19:4-6.1(a)2, by which side yard setback requirements on preexisting nonconforming lots may be reduced as derived by a given formula. Therefore, the resulting minimum side yard setback on the subject property is 11 feet on any one side. The applicant proposes mechanical equipment that will maintain a northerly side yard setback of two feet.

A public hearing on this matter will be held on Tuesday, December 8, 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