



New Jersey Meadowlands Commission

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Lyndhurst, NJ ☎ 07071 www.njmeadowlands.gov

PUBLIC NOTICE

August 18, 2010

Broad St LLC/General Trading - Addition/Variance

File: 10-399

Please take notice that a revised application for two bulk variances has been filed with the New Jersey Meadowlands Commission (NJMC) by Jonathan Abad of General Dairy Deli, Inc., for the premises owned by Broad Street LLC, located at 155 Broad Street, Block 103, Lot 1, and Block 104, Lot 1, in the Borough of Carlstadt, New Jersey. Said premises are located in the Commission's Paterson Plank Road Redevelopment Area, Zone II. The variances are sought in connection with the applicant's proposal to construct a 55,118-square-foot addition and associated site improvements on the subject property.

Specifically, the applicant is requesting relief as follows:

1. Paterson Plank Road Redevelopment Plan, Section IV, Subsection B.2.a, which requires a maximum lot coverage of 35 percent, whereas, a building with lot coverage of 49 percent is proposed.
2. Paterson Plank Road Redevelopment Plan, Section IV, Subsection B.2.c.i, which requires a minimum front yard setback of one foot per foot of height of principal building, whereas, a front yard setback of 35 feet is proposed in association with a proposed building with a height of 45 feet.

A public hearing on this matter will be held on Tuesday, September 7, 2010, 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 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