



New Jersey Meadowlands Commission

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Lyndhurst, NJ ☎ 07071 Website: www.njmeadowlands.gov

PUBLIC NOTICE

January 13, 2010

865 Roosevelt/Buy Rite Liquors - Addition/Variance

File: 09-606

Please take notice that a revised application for three bulk variances has been filed with the New Jersey Meadowlands Commission (NJMC) by Paul Khanna, for the premises owned by 865 Roosevelt Ave 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 variances are sought in connection with the applicant's proposal to construct a 4,500-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 lengthen the southerly building wall by approximately eight feet, maintaining the preexisting side yard setback of three feet. The applicant is also proposing to construct a second floor addition on top of the existing building and proposed extension, which 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 one handicap accessible parking space and a portion of another vehicular parking space within the required front yard along Roosevelt Avenue.
3. N.J.A.C. 19:4-8.4(a), which requires 39 parking spaces for the proposed uses, whereas the applicant is proposing to provide 33 parking spaces.

A public hearing on this matter was held on December 1, 2009, at the end of which the record was kept open. A continuation of the hearing based upon the revised application, which included modifications to the proposed building's footprint and size and the site plan, will be held on Tuesday, February 9, 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 and documents filed by the applicant are available for public inspection during regular business hours at the NJMC's 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

