

**PUBLIC NOTICE**  
**205 Washington Ave. Assoc. - Ava's Catering/New Building & Variance**  
**File #04-105**  
**February 28, 2008**

**Please take** notice that an application for ten (10) bulk variances has been filed with the New Jersey Meadowlands Commission by Gary D. Bennett, Esq. on behalf of the 205 Washington Avenue Associates, LLC for the premises identified as 205 Washington Avenue, Block 132, Lot 2, in the Borough of Carlstadt, Bergen County, New Jersey. The applicant is proposing to construct a two-story, 3,276-square foot catering facility. The property is located in the Commission's Light Industrial A zone.

Specifically, the applicant is requesting relief as follows:

- 1) N.J.A.C. 19:4-5.77(a)3ii requires a minimum side yard setback of 90 feet total, whereas a total side yard setback of 10 feet is provided. Side yard setback requirements on preexisting nonconforming lots may be reduced in accordance with the provisions of N.J.A.C. 19:4-6.1(a)2 & 3. Therefore, the required side yard setback on the subject property is a minimum of 27.9 feet in total.
- 2) N.J.A.C. 19:4-5.77(a)3ii requires a minimum side yard setback of 30 feet on one side. A minimum side yard setback of seven feet is provided along the northerly property line. Side yard setback requirements on pre-existing nonconforming lots may be reduced in accordance with the provisions of N.J.A.C. 19:4-6.1(a)2 & 3, but no less than 10 feet on each side.
- 3) N.J.A.C. 19:4-5.77(a)3ii requires a minimum side yard setback of 30 feet on one side. A minimum side yard setback of three feet is provided along the southerly property line. Side yard setback requirements on pre-existing nonconforming lots may be reduced in accordance with the provisions of N.J.A.C. 19:4-6.1(a)2 & 3, but no less than 10 feet on each side.
- 4) N.J.A.C. 19:4-5.77(a)3iii requires a minimum rear yard setback of 75 feet, whereas a minimum of five feet is proposed.
- 5) N.J.A.C. 19:4-8.2(b)1 prohibits vehicular use areas in required front yards. Vehicular use areas, including parking spaces and drive aisles, are proposed within the required front yard at a setback of 16 feet, whereas 50 feet is required.
- 6) N.J.A.C. 19:4-8.3(b)1 does not permit loading in any front yard. One 12' x 47' loading space is proposed in the front yard, including the required front yard.

- 7) N.J.A.C. 19:4-8.4(a) requires two 12' x 60' loading spaces for the proposed catering business. One 12' x 47' loading space is provided.
- 8) N.J.A.C. 19:4-8.15(f)6i does not permit refuse areas within a front yard. A refuse area is proposed within the front yard.
- 9) N.J.A.C. 19:4-8.2(c)10 does not permit a two-foot landscape overhang area within the five-foot property line buffer. A two-foot landscape overhang area is proposed within the five-foot property line buffer.
- 10) N.J.A.C. 19:4-8.9(d)2 requires that one shade tree be provided for every 40 linear feet of frontage. Furthermore, N.J.A.C. 19:4-8.9(d)3 requires that one shade tree be provided for every 3,000-square feet of vehicular use area. A total of four shade trees are required. Two shade trees are proposed.

A public hearing will be held on Tuesday, March 18, 2008, at 10:00 A.M. in the Office of the Commission, 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 may also be submitted prior to the date of the hearing. All plans filed by the applicant are available at this Office for public inspection during regular business hours. If there are any questions, or special requirements are needed under the Americans with Disabilities Act (ADA) please contact Ronald Seelogy of this Office at (201) 460-4532, during regular business hours.

Sincerely,

Sharon A. Mascaró, P.E.  
Chief Engineer