

**PUBLIC NOTICE**  
**April 10, 2007**  
**Abbey/AG Holding - New Building**  
**File: 05-671**

Please take notice that an application for four (4) bulk variances has been filed with the New Jersey Meadowlands Commission by Mr. Gary Zalarick, on behalf of AG Holding, for the premises identified as 70 Commercial Avenue, Block 61, Lot 3, in the Borough of Moonachie, New Jersey. Said premises are located in the Commission's Light Industrial B zone. The variances are sought in connection with the applicant's proposal to construct a new multi-tenant warehouse facility with accessory office space measuring approximately 10,450 square feet.

The applicant is requesting relief from:

1. N.J.A.C. 19:4-5.84(a)3i, which requires a minimum front yard setback of 35 feet within the Light Industrial B zone. The proposed building provides a front yard setback of 22.25 feet along West Commercial Avenue.
2. N.J.A.C. 19:4-5.84(a)3i, which requires a minimum front yard setback of 35 feet within the Light Industrial B zone. The proposed building provides a front yard setback of 20.25 feet along Commercial Avenue.
3. N.J.A.C. 19:4-8.4(a) Table 8-1 #75, which requires two loading facilities measuring 12 feet by 60 feet each for structures up to and including 40,000 square feet. Only one loading facility is proposed for the structure.
4. N.J.A.C. 19:4-8.3(b)1, which does not permit loading in any front yard. The applicant is proposing to provide one loading dock with a 10-foot new drop curb within the front yard setback along Commercial Avenue.

A public hearing on this matter will be held on Tuesday, May 8, 2007, 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 the Office of Land Use Management for public inspection during regular business hours.

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 Sharon Escoriza at 201-460-4619 during regular business hours.

Sincerely,

Sharon A. Mascaró, P.E.  
Chief Engineer