

PRICE, MEESE, SHULMAN & D'ARMINIO, P.C.
ATTORNEYS AT LAW

WWW.PRICEMEESE.COM

TICE CORPORATE CENTER
50 TICE BOULEVARD
SUITE 380
WOODCLIFF LAKE, NEW JERSEY 07677
PHONE: 201-391-3737
FAX: 201-391-9360

4 WEST RED OAKLANE
SUITE 302
WHITE PLAINS, NEW YORK 10604

89 HEADQUARTERS PLAZA NORTH
SUITE 1442
MORRISTOWN, NJ 07960

PLEASE RESPOND TO WOODCLIFF LAKE OFFICE

September 30, 2021

VIA CERTIFIED MAIL, RRR
PUBLIC NOTICE

Re: Outfront Media LLC
500 Route 17
Block 4703, Lot 10
PRELIMINARY AND FINAL MAJOR SITE PLAN APPROVAL
WITH VARIANCE RELIEF

Dear Property Owner:

PLEASE TAKE NOTICE that Outfront Media LLC ("Applicant") applied to the Village of Ridgewood Zoning Board of Adjustment ("Board") for preliminary and final major site plan approval with variance relief (Appl. # ZBA-21-16) for the construction and operation of a single pole, double faced, digital multmessage, off-premise advertising sign ("Sign") with sign face dimensions of 10'-6" x 35'-8-1/4" and a proposed height of 40 ft. on property located at 500 Route 17 South in the OB-2 Zone, also known as Block 4703, Lot 10 on the Ridgewood Tax Map.

The Applicant seeks use variance relief for: (1) use prohibited use, use proposed; (2) existing principal use on lot, second principal use proposed; (3) expansion of an existing non-conforming use with the addition of the Sign; (4) height variance relief, 30 ft. for a principal building required, 40 ft. proposed. In addition, Applicant seeks bulk variance relief for 1) minimum front yard setback: 30 ft. required, 10 ft. proposed; (2) minimum side yard setback: 12 ft. required, 10' proposed. In addition, and depending on the determinations of the Board, the Applicant seeks bulk variance relief for: (1) exterior sign: 1 permitted on Property, 2 proposed; (2) exterior sign: on premise advertising permitted, off premise advertising proposed; (3) sign area: 60 sf permitted for two sided sign, 750 sf proposed; (4) sign height: 15 ft. permitted, 40 ft. proposed; (1) sign illumination: not to be visible to street or adjoining properties required, Sign visible to same proposed.

Property Owner
Public Notice
September 30, 2021
2 | Page

In addition, Applicant seeks any other variances, exceptions, waivers, interpretations (including without limitation that many of the above variances are not required) and other incidental relief that may be required or deemed necessary by the Board during its review of this Application, together with any further relief that may be deemed necessary by the Applicant during the hearing process, including that which may be generated by way of revised plans and submission of same. The Applicant reserves the right to amend its application accordingly.

A Public Hearing on the application is scheduled for **Tuesday, October 12, 2021** in the Courtroom at Ridgewood Village Hall, 131 North Maple Avenue, Ridgewood, New Jersey at 7:30 P.M. or as soon thereafter as the matter may be heard and is open to all parties desiring to be heard.

The application is available for review on the Village of Ridgewood website, www.ridgewoodnj.net, and at the office of the Secretary to the Zoning Board of Adjustment in the Ridgewood Village Hall, 131 North Maple Avenue, Ridgewood, New Jersey during office hours of 8:30 a.m. to 4:30 p.m.

Very truly yours
Price Meese Shulman & D'Arminio, P.C.
Attorneys for Outfront Media LLC

By: */s/ Louis L. D'Arminio*
Louis L. D'Arminio

LLD:dd