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November 1, 2021

Zoning Board c/o Jane Wonderman
Village of Ridgewood
131 North Maple Ave.
Ridgewood NJ 07450

Re: Application of Outfront Media, LLC
Block 4703, Lot 10

To Whom It May Concern:

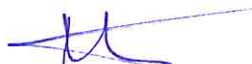
I represent AK Realty, LLC. AK Realty, LLC is the owner of 545 Route 17, Block 4703, Lot 9, which is the neighboring property immediately to the north of the property upon which the applicant seeks to build a digital billboard. The billboard would face my client's office building and shine directly into the windows. AK Realty, LLC objects to the grant of the variances sought and to the grant of any site plan approval.

The billboard proposal will result in the Board allowing a nuisance to exist. Attached please find a photograph of the site which shows my client's existing building. The proposed billboard is not an appropriate use of the property and, *inter alia*, violates the Village's ordinance against flashing lights. Please note my representation.

Please note my representation in the record, including for purposes of cross examining witnesses and presenting testimony.

Please do not hesitate to contact my office if you have any questions. Thank you.

Very Truly Yours,



Douglas Standriff

Enc.

CC: Jennifer Berardo

Price Meese Shulman and D'Arminio

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Image capture: Nov 2020 © 2021 Google

Ridgewood, New Jersey

Google

Street View - Nov 2020

