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VILLAGE OF RIDGEWOOD  
ZONING BOARD OF ADJUSTMENT  
TUESDAY, APRIL 23, 2024  
COMMENCING AT 7:30 P.M.

.....  
IN THE MATTER OF : TRANSCRIPT  
APPLICATION: : OF  
OUTFRONT MEDIA, LLC : PROCEEDING  
500 Route 17 South :  
Block 4703, Lot 10 :  
in the OB-2 Zone :

.....  
B E F O R E:  
VILLAGE OF RIDGEWOOD ZONING BOARD OF ADJUSTMENT  
THERE BEING PRESENT:

- GREG BROWN, CHAIRMAN
- MATTHEW BANDELT, VICE CHAIRMAN
- GARY NEGRYCZ, CHAIRMAN PRO TEM
- JASON CURRERI, MEMBER
- DIANA RUHL, MEMBER (ABSENT)
- JONATHAN PAPIETRO, MEMBER
- JAMIE FOX, MEMBER (ABSENT)
- HAROLD MAXWELL, MEMBER
- YELENA RAYTSER, ALTERNATE #2 MEMBER (ABSENT)

QUICK COURT REPORTING, LLC  
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West Caldwell, New Jersey 07006  
973-618-0872  
Office@quickreporters.com

1 A L S O P R E S E N T :

2

JANE WONDERGEM, LAND USE SECRETARY

3

JOHN BARREE, P.P., VILLAGE PLANNER

4

CHRIS PIERSA, P.E., VILLAGE ENGINEER

5

6

A P P E A R A N C E S :

7

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I N D E X

	<u>S P E A K E R S</u>	<u>SWORN</u>	<u>PAGE</u>
1			
2			
3	Francis Mortimer 426 Van Buren Street	11	11
4			
5	Kathleen Noe 623 Ellington Road	17	16
6	Rurik Halaby One Franklin Avenue	20	20
7			
8	Cynthia Halaby One Franklin Avenue	21	21
9	Jeanette LaRocco 454 Bogert Avenue	22	22
10			
11	Anne LaGrange Loving 342 South Irving Street	24	24
12	Cynthia O'Keefe 542 West Saddle River Road	26	25
13			
14	Ellie Gruber 229 South Irving Street	30	30
15	Kathryn Schmitt 123 South Irving	31	31
16			
17	Christine Corbett 405 Heights Road	32	32
18	Leo Ruane 705 Kingsbridge Lane	33	33
19			
20	Kunal Kapadia Kumon Learning Center 545 Route 17 South	35	35
21			
22	Susan Ruane 705 Kingsbridge Lane	38	38
23	Linda Marticek 548 Route 17 North	40	40
24			
25	Steve Kim 291 Highland Avenue	41	41

I N D E X (Continued)

	<u>S P E A K E R S</u>	<u>SWORN</u>	<u>PAGE</u>
1			
2			
3	Diane Haderthauer 470 Albin Court	43	43
4			
5	Archis Marathe 516 West Saddle River Road	45	45
6	Jacqueline Hone 30 Carriage Lane	46	46
7			
8	Jonathan Gittleman 94 Glenwood Road	55	55
9	Dana Glazer 61 Clinton Avenue	57	57
10			
11	Kristina Milian 530 West Saddle River Road	59	59
12	Amanda Carlone 897 Best Court	62	62
13			
14	Kimberly Laurenza 542 Eastbrook Road	62	62
15	Evelyn Kender 420 Red Birch Court	63	63
16			
17	Frettra DeSilva 521 West Saddle River Road	64	64
18	Rohan DeSilva 521 West Saddle River Road	65	65
19			
20	Patrick Springer 115 Madison Place	70	70
21	Walter Rothaug 558 Hillcrest Road	71	71
22			
23	Lauren Abucay 675 Terhune Road	74	74
24	Jennifer Reid 860 Bingham Road	76	75
25			

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
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24  
25

I N D E X (Continued)

<u>S P E A K E R S</u>	<u>SWORN</u>	<u>PAGE</u>
Ildkiko Enner 491 West Saddle River Road	77	76
Candace Latham 334 Van Emburgh Avenue	80	80
Arlene Berlamino 76 Fardale Avenue Mahwah	82	82

E X H I B I T S

<u>NO.</u>	<u>DESCRIPTION</u>	<u>IDENT./EVID.</u>
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(No Exhibits Marked.)

1                   ACTING CHAIRMAN BANDELT: So now we'll  
2 move onto old business. We have Outfront Media, LLC,  
3 an application for preliminary and final major site  
4 plan approval for the construction and operation of a  
5 single-pole, double-faced, digital multmessage  
6 advertising sign, which is a prohibited use and will  
7 result in: A second principal use; expansion of an  
8 existing nonconforming use; and bulk variance relief,  
9 at 500 Route 17 South, Block 4703, Lot 10, in the  
10 OB-2 Zone. And this is continued from February 27th,  
11 2024.

12                   MR. D'ARMINIO: Good evening, Lou  
13 D'Arminio, Price, Meese, Shulman & D'Arminio, for the  
14 applicant.

15                   This is our ninth hearing. I hope it's  
16 our last, but you never know.

17                   It's continued, as you indicated from  
18 -- Mr. Vice Chairman, from 4-23 [sic].

19                   At that time, Mr. Standriff rested his  
20 case and part of the public spoke.

21                   And now today we're to finish the  
22 public portion.

23                   I have one rebuttal witness, at least  
24 only planning one, and then we would conclude the  
25 hearing.

1                   We've already testified -- going  
2 through the transcript is -- and pardon me if I screw  
3 up any of these names -- Madeline Canzani, Walter, I  
4 believe it's pronounced Rothaug; Frettra DeSilva,  
5 Kathryn Schmitt, Denise Lima; Meha Marathe; Bridey  
6 Bradford and Joel Torielli.

7                   I would think that at this point, I  
8 guess, Mr. Standriff, you put your appearance.

9                   But then we just go for the rest of the  
10 public, right, Mr. Whitaker, at this time?

11                  MR. WHITAKER: Do You want to do your  
12 rebuttal after the public makes public comment?

13                  MR. D'ARMINIO: After the public,  
14 correct. After the public, right.

15                  MR. STANDRIFFF: Douglas Standriff, AK  
16 Realty.

17                  ACTING CHAIRMAN BANDELT: Okay. Thank  
18 you.

19                  MR. D'ARMINIO: Just again, as you  
20 directed last time, Mr. Whitaker, if you've already  
21 spoken, then you've had your chance to speak,  
22 correct?

23                  MR. WHITAKER: Correct.

24                  MR. D'ARMINIO: Okay.

25                  ACTING CHAIRMAN BANDELT: Mr. Whitaker,

1 if you want to give the public --

2 MR. WHITAKER: Let me say --

3 ACTING CHAIRMAN BANDELT: -- just a  
4 brief word here.

5 MR. WHITAKER: Let me set some ground  
6 rules, and these are not ground rules that come from  
7 the Village of Ridgewood, but these are the ground  
8 rules that are done under the Municipal Land Use Law,  
9 which is the state law that regulates and governs the  
10 way zoning boards and planning boards conduct  
11 themselves and are required to conduct themselves.

12 First, there's microphones here because  
13 all of this has to be recorded. We also have a  
14 stenographer here.

15 So it's very important that when a  
16 person gets up to speak that they are very clear when  
17 they speak, and speak so that everyone can hear you,  
18 and the stenographer as well.

19 You have to give your name and your  
20 address. And the law requires that you be sworn in,  
21 because now you have the opportunity, as some members  
22 did last meeting, to provide testimony as to your  
23 position, your opinion, based upon the application.

24 The applicant's attorney has the right,  
25 if they wish, it's their right, to cross-examine any

1 witness that comes up here to the podium to speak.

2           What I'm going to request on behalf of  
3 this board is that we not be repetitive.

4           If someone has made three points and  
5 three reasons why, we don't need to hear it again.  
6 If you feel that you need to provide your position  
7 and Mrs. Jones has just come up to the microphone and  
8 gave three reasons why, then Mr. Smith could come up  
9 and say, "I concur with what she said." We don't  
10 need to have it repeated.

11           We're not looking to thwart anybody's  
12 testimony this evening, but we want to try to keep it  
13 concise, to the point.

14           And on the basis of that, our goal is  
15 to get through public comment this evening.

16           Mr. D'Arminio, on behalf of the  
17 applicant, will have the right after everything has  
18 been concluded to rebut anything that's been said.  
19 That's the procedure that is used.

20           Mr. Standriff also would have the right  
21 to move ahead with that after the rebuttal is given.

22           But with that said, unless there's any  
23 questions of the Board, you will direct any  
24 procedural questions you have through the Chairman.

25           And at that point, we would answer

1 that. But other than that, one at a time. We're  
2 going to ask that you speak clearly. And we're going  
3 to ask that we don't have applause or talking out  
4 there that would disrupt the meeting.

5 With that, Mr. Chairman, we should  
6 proceed.

7 ACTING CHAIRMAN BANDELT: Thank you,  
8 Mr. Whitaker.

9 And just let the record reflect  
10 Chairman Brown entered the room at 7:39:30 seconds.

11 CHAIRMAN BROWN: Thank you.

12 VICE CHAIRMAN BANDELT: Continue.

13 (Whereupon, Chairman Brown is now in  
14 attendance and chairing the meeting.)

15 CHAIRMAN BROWN: Good evening,  
16 everyone.

17 MR. MORTIMER: Just make sure this is  
18 on.

19 Frank Mortimer, 426 Van Buren Street,  
20 Ridgewood, New Jersey.

21 I am nowhere near this property, but  
22 I'm here to tell you that I am 100 percent opposed to  
23 it.

24 MR. WHITAKER: Let's -- You haven't  
25 heard me yet.

1 MR. MORTIMER: Okay, sorry.

2 MR. WHITAKER: You have to be sworn in.  
3 So raise your right hand.

4 Do you swear or affirm the testimony  
5 you're about to give will be the truth and nothing  
6 but the truth?

7 MR. MORTIMER: Yes, I do.

8 F R A N C I S M O R T I M E R,  
9 426 Van Buren Street Ridgewood, New Jersey,  
10 having been duly sworn, testifies as follows:

11 MR. WHITAKER: Now proceed.

12 MR. MORTIMER: Thank you.

13 In our Master Plan, which, I think,  
14 took over five years to complete, in three different  
15 places it specifically calls out this situation.

16 And I'd like to read that paragraph.

17 "The Route 17 Corridor in the vicinity  
18 of the Valleau Cemetery, the Schedler Property  
19 and the Old Paramus Reformed Church is an  
20 important part of the Village's history. The  
21 views associated with these sensitive  
22 properties should be protected from  
23 out-of-scale visual intrusion. Developments  
24 that would be out of scale with the existing  
25 built environment along the developed portions

1 of the Route 17 Corridor should be restricted.  
2 Among possible intrusions that should be  
3 regulated include: billboards, power lines,  
4 poorly-developed and inappropriate located  
5 buildings, and inadequately screened,  
6 unsightly land uses."

7 Also, on page 212 of the Master Plan,  
8 it says that:

9 "Regulate and restrict development that  
10 may potentially be harmful or incompatible  
11 with important viewsheds and scenic  
12 corridors."

13 All of this goes to the history of our  
14 Village, which is Old Paramus Reformed Church.

15 There's a tremendous amount of  
16 Revolutionary history there. And this billboard  
17 would impact the viewshed of such an historic site.

18 MR. D'ARMINIO: Mr. Chairman, just --  
19 I'm sorry, Mr. Mortimer, just a brief interruption.

20 All this testimony we have in exhibit  
21 -- we have exhibits relating to the Master Plan.  
22 We've had the prior witness talk about the history.

23 I thought it was not to be repetitive.  
24 I'm okay to sit here with regard to additional  
25 testimony --

1 (Audience Outburst.)

2 MR. D'ARMINIO: That is -- I'm okay to  
3 sit here.

4 But I thought that the direction was to  
5 not be repetitive.

6 The Board has heard that.

7 MR. WHITAKER: I don't consider this  
8 point to be repetitive.

9 FEMALE AUDIENCE MEMBER: No, it's not.

10 MR. D'ARMINIO: Okay.

11 MR. MORTIMER: Thank you, Mr. Whitaker.

12 Second, that I have attended multiple  
13 of these meetings.

14 And in one of them the applicant  
15 provided a photo of what he was showing would -- the  
16 billboard would look like from the Schedler Property.

17 It was determined by this Board that  
18 the photo was inaccurate, and that where it was  
19 placed was not correct and that's not what the view  
20 would have been like.

21 And so for me, as a resident of  
22 Ridgewood, I find it very concerning that a photo  
23 that was not truthful would be presented as fact to  
24 try to -- to show that this would not be --

25 MR. D'ARMINIO: Objection to the

1 characteristic of it not being truthful --

2 MR. MORTIMER: And it was a lie.

3 (Audience Outburst.)

4 MR. D'ARMINIO: Objection.

5 And when I make an objection, you have  
6 to -- you should -- you should stop.

7 And that is part of our rebuttal, is  
8 the -- is a new viewshed photo.

9 MR. WHITAKER: When a person raises an  
10 objection, the speaker stops and we have to rule on  
11 the objection. That's the procedure.

12 And if we get out of order here this  
13 evening, that will be dealt with also.

14 So let's proceed orderly.

15 MR. MORTIMER: May I continue?

16 MR. WHITAKER: Make that last statement  
17 again.

18 There was an objection to it, raised to  
19 it.

20 MR. MORTIMER: Okay.

21 MR. WHITAKER: Just make the statement  
22 again.

23 MR. MORTIMER: The -- the photo that  
24 was shown did not -- per this board said didn't  
25 represent what would accurately be portrayed.

1 MR. WHITAKER: Okay.

2 So the Board will make a finding of  
3 fact when they review this in its entirety as to  
4 whether it was accurate or not.

5 MR. MORTIMER: Okay.

6 MR. WHITAKER: Let's proceed.

7 MR. MORTIMER: Also, that the applicant  
8 said that they would pay for trees on the Schedler  
9 berm, which estimates put those trees at over  
10 \$60,000.00.

11 And so as a resident of Ridgewood, what  
12 kind of business would spend \$60,000.00 if the item  
13 that they want to build wouldn't be a problem?

14 To me, that speaks directly to that  
15 this will have a negative impact on residents to  
16 Ridgewood.

17 MR. D'ARMINIO: Objection to the  
18 characterization as to the amount. I don't believe  
19 the amount was ever put on the record, but otherwise.

20 MR. WHITAKER: You have no basis or  
21 foundation for what it is. You're not an expert in  
22 that field.

23 MR. MORTIMER: Correct.

24 MR. WHITAKER: The Board -- the Board  
25 will consider it as -- but will not give it

1       credibility as to what the estimate is because we're  
2       not -- we're not dealing with that.

3                     MR. MORTIMER:   Okay.   Thank you.

4                     MR. WHITAKER:   We know that there's  
5       been an offer by the applicant.   The cost of that is  
6       not something for the Board to consider.

7                     MR. MORTIMER:   Well, I'll say it this  
8       way, Mr. Whitaker, if it's okay, that I'll say, it  
9       seems that if a business is willing to spend an  
10      amount of money on something so it's not -- doesn't  
11      impact residents, then that's clearly an indication  
12      that they realize that the billboard will have an  
13      impact on the surrounding neighbors, which I see as a  
14      negative impact, otherwise they wouldn't do it.

15                    MR. WHITAKER:   We recognize your  
16      opinion.

17                    Please move on.

18                    MR. MORTIMER:   Okay.   Thank you.

19                    Last, I'd like to say that as a proud  
20      resident of Ridgewood, one of the signposts to our  
21      community is Old Paramus Church.   When you give  
22      people directions to your house, you say, look for  
23      the church and then get off at the exit.

24                    If this billboard were to go through,  
25      that church will not be the sign post.   People will

1 say, go to the -- when you see the obnoxious  
2 billboard, then you get off at the exit.

3 (Laughter.)

4 MR. MORTIMER: And so for that, I  
5 really ask -- and again, I don't live anywhere near  
6 it. It's just this is our town. I'm very proud of  
7 where I live. And I really think we need to consider  
8 what negative impact this would have on all of us.

9 And for that, I would ask that you  
10 reject this application.

11 Thank you.

12 CHAIRMAN BROWN: Thank you.

13 MS. NOE: Kathleen Noe, 623 Ellington  
14 Road, Ridgewood.

15 I am against the sign --

16 CHAIRMAN BROWN: Wait one second.

17 MR. D'ARMINIO: I'm sorry you need to  
18 be sworn.

19 MS. NOE: Oh, I'm sorry.

20 I have to swear.

21 MR. WHITAKER: Please raise your right  
22 hand. Please, do you swear or affirm the testimony  
23 you're about to give will be the truth and nothing  
24 but the truth?

25 MS. NOE: Yes, I do.

1 K A T H L E E N N O E,  
2 623 Ellington Road, Ridgewood, New Jersey, having  
3 been duly sworn, testifies as follows:

4 MR. D'ARMINIO: Ms. Noe, would you  
5 spell your name, please?

6 MS. NOE: The last name is Noe, N-O-E.

7 MR. D'ARMINIO: Thank you.

8 MS. NOE: I'm sorry?

9 I am against the sign on Route 17. It  
10 opens the door to more bad signage anywhere, we're  
11 lowering our standards.

12 Is the town benefiting financially from  
13 the sign? It's not our responsibility to allow this  
14 private business --

15 CHAIRMAN BROWN: Can you just -- I'm  
16 sorry, I'm going to have to interrupt --

17 MS. NOE: -- to profit.

18 CHAIRMAN BROWN: -- if you would pull  
19 the mic a little closer.

20 MS. NOE: I'm sorry.

21 CHAIRMAN BROWN: Could you just --

22 MS. NOE: Okay.

23 CHAIRMAN BROWN: Yeah, just a little  
24 closer.

25 MS. NOE: Sorry.

1 CHAIRMAN BROWN: Thank you.

2 MS. NOE: It's not the town's -- if  
3 it's not benefiting financially to the town, that's  
4 not our responsibility to allow this for private  
5 business to profit.

6 We, as a town, will have no control  
7 over what's posted. It brings our standards down.  
8 It opens the town to lower sign standards.

9 You, as the Board of Adjustments, have  
10 a duty to uphold the character of Ridgewood. Our  
11 regulations on building signs, et cetera, are why  
12 people move to Ridgewood and live in Ridgewood.

13 Vote no.

14 Thank you.

15 CHAIRMAN BROWN: Thank you.

16 Good evening.

17 As a reminder, if you could just state  
18 your name, spell your name for the record, give us  
19 your address.

20 MR. HALABY: Yes, I --

21 CHAIRMAN BROWN: And Mr. Whitaker will  
22 swear you in.

23 MR. HALABY: Rurik Halaby, One Franklin  
24 Avenue here in Ridgewood.

25 MR. WHITAKER: Do you swear or affirm

1 the testimony you're about to give will be truth and  
2 nothing but the truth?

3 MR. HALABY: Yes.

4 R U R I K H A L A B Y,

5 One Franklin Avenue, Ridgewood, New Jersey,  
6 having been duly sworn, testifies as follows:

7 MR. WHITAKER: Thank you.

8 MR. HALABY: I'll be expressing an  
9 opinion.

10 I've lived in Ridgewood for 54 years  
11 and six months. And the attorney could really check  
12 on that to make sure I'm telling the truth.

13 And I love this town.

14 I think this billboard, to me, in my  
15 opinion, is an abomination. It is a slap in the face  
16 of Ridgewood. It is like taking a sharp stick and  
17 sticking it in Ridgewood's eye.

18 Vote no.

19 And as far as I'm concerned, just the  
20 five minutes of listening to this gentleman come up  
21 with one objection after another, my recommendation  
22 is that you people hire not the -- necessarily the  
23 best lawyer, or the best looking lawyer, or the most  
24 competent lawyer. I'd hire the toughest junkyard  
25 dog lawyer who would run these people in circles.

1 I tell you, to have that billboard in  
2 town is awful.

3 Vote no, vote no, vote no.

4 Any objection, sir? No. Okay.

5 (Laughter.)

6 MR. HALABY: I challenge you, sir.

7 MR. WHITAKER: That's --

8 CHAIRMAN BROWN: Yup.

9 Thank you.

10 Again, if you could please just state  
11 your name?

12 MS. HALABY: Cynthia Halaby,

13 H-A-L-A-B-Y, One Franklin Avenue.

14 I absolutely concur with what my --

15 CHAIRMAN BROWN: Ms. Halaby, hold on.

16 MS. HALABY: Oh, sorry.

17 MR. WHITAKER: Do you swear or affirm  
18 the testimony you give will be the truth and nothing  
19 but the truth?

20 MS. HALABY: I do.

21 C Y N T H I A H A L A B Y,

22 One Franklin Avenue Ridgewood, New Jersey, having  
23 been duly sworn, testifies as follows:

24 MR. WHITAKER: Please proceed.

25 MS. HALABY: I -- I concur with

1 everything that my husband said, which I don't say  
2 every day.

3 So please vote no. I agree this is a  
4 total abomination.

5 I've lived in town for 55 years. I've  
6 been involved in so many volunteer activities, so  
7 many different groups.

8 I do not live in this neighborhood, but  
9 I feel for my neighbors over there. I think it is  
10 absolutely a hideous idea.

11 Thank you.

12 CHAIRMAN BROWN: Thank you.

13 MS. LaROCCO: Hello.

14 I'm Jeanette LaRocco, L-a-R-O-C-C-O.

15 I live at 454 Bogert Avenue,

16 B-O-G-E-R-T, Avenue in Ridgewood.

17 MR. WHITAKER: Raise your right hand,  
18 please.

19 Do you swear or affirm the testimony  
20 you're about to give will be the truth and nothing  
21 but the truth?

22 MS. LaROCCO: Yes, I do.

23 J E A N E T T E L a R O C C O

24 454 Bogert Avenue, Ridgewood, New Jersey, having  
25 been duly sworn, testifies as follows:

1 MS. LaROCCO: I've lived in Ridgewood  
2 almost 36 years.

3 And I want you to reject the creation  
4 to allow this enormous lighted billboard in the  
5 Village of Ridgewood. It doesn't fit Ridgewood.  
6 Nowhere else in town do we have anything this size.  
7 And it's not allowed.

8 I also was thinking about the residents  
9 who live nearby, those who visit the cemetery, I  
10 have friends who do, and the church, and how it will  
11 be affected by the lights, which I feel is  
12 disrespectful to them from this 24/7 sign.

13 And then I was considering why was it  
14 even there -- going to be there when it's not zoned  
15 for it. Why are we even considering it?

16 My husband and I, my daughter moved to  
17 Hoboken and before Jersey City. And once I was  
18 informed of this project, I started paying attention  
19 on the highway. And all the signs, every large  
20 highway, very busy highway I go on that has these  
21 signs, they're in appropriate areas. They're not  
22 near a cemetery. They're not near a church. They're  
23 not near residences.

24 Now, also what about accidents? How do  
25 we know there won't be accidents from the distraction

1 to see these lights? There are enough distractions  
2 on the highways, especially when we have teenagers.  
3 And we have many in this town.

4 But most importantly of all is the fact  
5 that they can post anything they want. And I've seen  
6 examples that are horrific, that are inappropriate,  
7 that children and young families do not want to see  
8 while they're driving. And how they would have to  
9 explain that to their children. Our town is a family  
10 town. And that's not something I think is  
11 acceptable, because we will have no control over it.

12 So I want to thank you for considering  
13 everything we have to say. And I hope you choose the  
14 right way.

15 CHAIRMAN BROWN: Thank you.

16 MS. LOVING: Anne LaGrange Loving,  
17 342 South Irving Street.

18 MR. WHITAKER: Do you swear or affirm  
19 the testimony you're about to give will be the truth  
20 and nothing but the truth?

21 MS. LOVING: I do.

22 A N N E L a G R A N G E L O V I N G,  
23 342 South Irving Street, Ridgewood, New Jersey,  
24 having been duly sworn, testifies as follows:

25 MS. LOVING: I am completely opposed to

1 this billboard. Ridgewood.

2 Is what we call a bedroom community.  
3 People move here because they want to live the  
4 idyllic family life. We have multi-generation  
5 families. We have people who come back and raise  
6 their children after they've graduated college.

7 This is not a town that needs a huge  
8 illuminated billboard that will shine over an  
9 historic property, a park, eventually where children  
10 will be playing, a cemetery. There's a school on  
11 Route 17 right there, or a training -- a tutoring  
12 place. And it's very close to a middle school.

13 We do not need this. It does not fit  
14 in with our bedroom community.

15 I am completely opposed to it. And not  
16 to be redundant, but I also see the Outfront signs.  
17 And the idea of having graphic -- graphic depictions  
18 of male impotence, it's ridiculous. We cannot.

19 And I urge you to vote no.

20 Thank you.

21 CHAIRMAN BROWN: Thank you.

22 MS. O'KEEFE: Cynthia O'Keefe, 542 West  
23 Saddle River Road.

24 MR. WHITAKER: Do you swear or affirm  
25 the testimony you're about to give will be the truth

1 and nothing but the truth?

2 MS. O'KEEFE: Yes, I do.

3 C Y N T H I A O ' K E E F E ,

4 542 West Saddle River Road, Ridgewood, New  
5 Jersey, having been duly sworn, testifies as  
6 follows:

7 MS. O'KEEFE: I would urge you to say  
8 no. And I am completely opposed to this application  
9 for the construction of this digital billboard.

10 One of the first things that I heard  
11 from John McDonough, who is the planner on this  
12 project, when I attended almost a year ago, was that  
13 businesses are the lifeblood of Ridgewood.

14 And I would beg to disagree. And I  
15 think everybody in this room would too.

16 People are the lifeblood of Ridgewood,  
17 not the businesses. This is how this company thinks.

18 So you're introducing -- if you vote it  
19 in, you're introducing a highly unsafe element to the  
20 Village of Ridgewood and Route 17.

21 These billboards are dangerously  
22 distracting. We have had two serious accidents just  
23 on Route 17 within the last two months.

24 One was a woman driving very quickly  
25 with a baby in a car seat in her front seat. She

1 could have killed people at the bus stop. Instead  
2 she took down a giant light pole in front of the bus  
3 stop. The second one was on Racetrack Road, where  
4 someone drove off of Racetrack Road into a giant tree  
5 into somebody's yard. Just over the last two months.

6 Now, if we have this billboard, what's  
7 going to happen? We're going to increase accidents.

8 There have been studies. And there was  
9 a team from New England, who was the transportation  
10 center and MIT, they did an accident analysis and  
11 prevention study led by a psychological expert.  
12 They're the ones who conducted the research. And  
13 they said that the flashing lights, that add to  
14 rotating digital billboards, may be enough to invoke  
15 obligatory shifts --

16 MR. D'ARMINIO: Objection.

17 MS. O'KEEFE: -- in covert --

18 CHAIRMAN BROWN: Stop.

19 MS. O'KEEFE: -- visual attention.

20 CHAIRMAN BROWN: Stop.

21 MR. D'ARMINIO: This is just for  
22 comments.

23 MR. WHITAKER: You cannot recite what  
24 someone else said. That's hearsay.

25 You can't read out of --

1 MS. O'KEEFE: Okay. Well, I agree -- I  
2 agree with it, but...

3 MR. WHITAKER: If you're going to  
4 continue, we'll have you stop and not testify any  
5 further.

6 MS. O'KEEFE: Okay.

7 MR. WHITAKER: I'm going to explain  
8 what you can say under the procedure and the rules of  
9 this board.

10 MS. O'KEEFE: Okay. That's fine.

11 MR. WHITAKER: And so you cannot --  
12 this is for everyone, you cannot recite what someone  
13 else said. You cannot recite things out of a book,  
14 et cetera, unless --

15 MS. O'KEEFE: Okay.

16 MR. WHITAKER: -- you either  
17 authenticate it or you have the author here. Those  
18 are the rules.

19 Not my rules.

20 MS. O'KEEFE: That's fine.

21 MR. WHITAKER: Those are the rules we  
22 have to follow.

23 MS. O'KEEFE: I understand that.

24 So in my own words, this represents a  
25 nightmare and a threat of safety to the people

1 waiting at the bus.

2                   There are lots of people who walk and  
3 ride their bicycles to and from the bus. There is a  
4 Kumon school next door where children wait in the  
5 parking lot for their parents to pick them up. And  
6 it's going to be very dangerous.

7                   So I would implore you to say no. I  
8 think this is garish. I don't think when Outfront  
9 started this whole process that they understood that  
10 anybody lived across the street.

11                   As a matter of fact, when they sent out  
12 the certified notices to the -- to two of us, anyway,  
13 we didn't receive them. And I find that very  
14 surprising. I OPRAed that information and I got it.  
15 And we did not receive it. So I find that  
16 interesting.

17                   And I believe John McDonough said that  
18 my neighbor's house was abandoned. So maybe at the  
19 time that they were applying they didn't even realize  
20 that actual human beings lived across the street.

21                   This will be shining into our  
22 properties. And it's unacceptable. We all need our  
23 sleep. We -- I work an 11-hour day, and it's -- it  
24 would be unacceptable to have something this garish  
25 and distracting to our peace of mind and our quiet

1 enjoyment of our -- our homes.

2 Thank you.

3 MR. D'ARMINIO: Just for the record, we  
4 did notice and we noticed pursuant to the materials  
5 received from the town. And the notice is a good  
6 notice. That's our position. It was done properly.

7 And I believe that was verified last  
8 week -- last hearing.

9 MR. WHITAKER: It has been verified.  
10 So the notice issue is a nonissue.

11 Let's proceed.

12 Raise your right hand, please.

13 Do you swear or affirm that the  
14 testimony you're about to give will be the truth and  
15 nothing but the truth?

16 MS. GRUBER: I do.

17 E L L I E G R U B E R,

18 229 South Irving Street, Ridgewood, New Jersey,

19 having been duly sworn, testifies as follows:

20 MR. WHITAKER: Thank you.

21 MS. GRUBER: Ellie Gruber, 229 South  
22 Irving.

23 I do not live near there. I --  
24 everyone who spoke took away what I was going to say.

25 The only thing I would like to add is

1 that you have a tough job. And we do appreciate the  
2 time you put into it.

3 I think it's important to have a zoning  
4 board. But your job is to see if there's any reason  
5 -- if there's any reason that these variances should  
6 be granted.

7 And I think with all the testimony,  
8 with everything you've been told these past few  
9 months, there is no reason. There's no overriding  
10 reason except a profit motive. And that is not a  
11 reason to grant this variance.

12 Thank you.

13 CHAIRMAN BROWN: Thank you.

14 MR. WHITAKER: Do you swear or affirm  
15 the testimony you're about to give will be the truth  
16 and nothing but the truth?

17 MS. SCHMITT: I do.

18 K A T H R Y N S C H M I T T,

19 123 South Irving, Ridgewood, New Jersey, having  
20 been duly sworn, testifies as follows:

21 MS. SCHMITT: Kathryn Schmitt,  
22 123 South Irving, I concur with everything that has  
23 been --

24 MR. D'ARMINIO: Excuse me, I think Ms.  
25 Schmitt testified before --

1 CHAIRMAN BROWN: Just one second.

2 MR. D'ARMINIO: I think Ms. Schmitt  
3 testified before.

4 MS. SCHMITT: Oh, can I not testify a  
5 second time?

6 MR. WHITAKER: No.

7 I had said everybody who is going to  
8 testify, everybody gets one chance. And those who  
9 testified at the last meeting, does not have a chance  
10 at this meeting.

11 MS. SCHMITT: Got it.

12 I missed that part.

13 MR. WHITAKER: Okay.

14 CHAIRMAN BROWN: Good evening.

15 MS. CORBETT: Hi.

16 MR. WHITAKER: Do you swear or affirm  
17 the testimony you're about to give will be the truth  
18 and nothing but the truth?

19 MS. CORBETT: I do.

20 C H R I S T I N E C O R B E T T,

21 405 Heights Road, Ridgewood, New Jersey, having  
22 been duly sworn, testifies as follows:

23 MR. WHITAKER: Please proceed.

24 MS. CORBETT: My name is Christine  
25 Corbett, C-O-R-B-E-T-T.

1 I live at 405 Heights Road.

2 I wanted to say that the regulations  
3 that control the appearance of the town and keep the  
4 character -- are what keep the character and the  
5 environment that we moved here for. This is where we  
6 want to stay and we want to be proud of Ridgewood.  
7 The billboard makes that more difficult.

8 The cemetery, the church, Schedler Park  
9 and local residences, all of these are diminished by  
10 a big, ugly billboard.

11 These messages on the billboard are  
12 often crass and offensive. Please do not permit this  
13 in our town.

14 CHAIRMAN BROWN: Thank you.

15 Good evening.

16 MR. WHITAKER: Do you swear or affirm  
17 the testimony you're about to give will be the truth  
18 and nothing but the truth?

19 MR. RUANE: I do.

20 L E O R U A N E,

21 705 Kingsbridge Lane, Ridgewood, New Jersey,  
22 having been duly sworn, testifies as follows:

23 MR. RUANE: Leo Ruane, 705 Kingsbridge  
24 Lane.

25 MR. D'ARMINIO: I'm sorry, I didn't

1 hear.

2 MR. WHITAKER: Just speak up.

3 MR. RUANE: Leo Ruane, 705 Kingsbridge  
4 Lane.

5 I want to say I concur with all the  
6 previous speakers that have come up from the public  
7 tonight against this application.

8 I urge the Board to say no.

9 As a resident of this town, you know,  
10 the Master Plan, you know, there's no place for a  
11 huge billboard. You know, this isn't -- this is  
12 really our speaking tonight against it.

13 I don't want to have a board with signs  
14 for weed and strip joints and all this ugliness.

15 You know, anytime I've seen these  
16 boards, they've been in industrial areas on -- on a  
17 highway.

18 Here, there's people who will be living  
19 50, 100 feet from this board. This -- this is really  
20 not acceptable.

21 And I urge the board to vote no on this  
22 application.

23 Thank you.

24 CHAIRMAN BROWN: Thank you.

25 Good evening.

1                   MR. WHITAKER: Do you swear or affirm  
2 the testimony you're about to give will be the truth  
3 and nothing but the truth?

4                   MS. KAPADIA: I do.

5                   K U N A L    K A P A D I A,  
6                   545 Route 17 South, Ridgewood, New Jersey, having  
7                   been duly sworn, testifies as follows:

8                   MR. WHITAKER: Please proceed.

9                   MS. KAPADIA: My name is Kunal Kapadia.  
10                  Would you like me to spell that?

11                  CHAIRMAN BROWN: Yes, please.

12                  MS. KAPADIA: Kunal, K-U-N-A-L.  
13                  Kapadia, K-A-P-A-D-I-A.

14                  I am the business owner of Kumon  
15                  Learning Center in Ridgewood located at 545 Route 17  
16                  South, which is exactly next to where you're planning  
17                  to put the sign on.

18                  I've been in that location for almost  
19                  ten years.

20                  A learning center is a place where the  
21                  little children go to expand their knowledge. And it  
22                  should be a sanctuary for focus and concentration.

23                  By placing a digital sign in a location  
24                  that is directly in line-of-sight of the learning  
25                  center, you are not only disrupting the peaceful

1 environment, but also hindering the educational  
2 pursuits of those who utilize the center.

3 The content of this digital sign is  
4 also of great concern, as the children studying in  
5 the center will be adversely affected, as the town  
6 will have no control over that either, once approved.

7 Moreover, obstructing the view of the  
8 learning center with a digital sign would detract  
9 from the aesthetic and architectural integrity of the  
10 area.

11 The learning center is an integral part  
12 of the community and it should be respected as such.

13 I strongly vote no to the installation  
14 of the -- to the approval of the digital sign, in  
15 order to preserve the integrity and purpose of the  
16 learning center and the beautiful town of Ridgewood.

17 Thank you.

18 MR. D'ARMINIO: Mr. Chairman, just I do  
19 have one -- one question.

20 Ma'am, do you realize that the -- the  
21 board is -- has a narrow-view technology and that no  
22 one in the Kumon building can see the copy on the  
23 board?

24 CHAIRMAN BROWN: Can you talk into the  
25 mic?

1 MR. D'ARMINIO: I was trying to.

2 CHAIRMAN BROWN: Yeah, it's on the  
3 side.

4 MR. D'ARMINIO: I'm sorry.

5 Do you realize that the board has an  
6 narrow-view technology, which means that all anyone  
7 in the Kumon building will see is a blank screen, a  
8 dark blank screen, and can never see any copy. And  
9 never sees any changes?

10 MS. KAPADIA: From the window we would  
11 not see anything at all?

12 MR. D'ARMINIO: No.

13 I mean, that was prior testimony, if  
14 you weren't at that hearing.

15 But I just don't want to have everybody  
16 leave here to -- to not know that. We've testimony  
17 that it's blocked out. The -- the cemetery's blocked  
18 out. The Schedler Property is blocked out.

19 I mean, we do have narrow technology.  
20 And we have exhibits. So if you go on the website,  
21 you can see them.

22 I respect your concerns. I'm not  
23 saying that.

24 But I didn't want you to leave with the  
25 misapprehension that -- that anybody in that building

1 is going to see copy change.

2 MS. KAPADIA: Okay. Thank you.

3 Thank you for the information.

4 CHAIRMAN BROWN: Thank you.

5 Good evening.

6 MR. WHITAKER: Raise your right hand,  
7 please.

8 Do you swear or affirm the testimony  
9 you're about to give will be the truth and nothing  
10 but the truth?

11 MS. RUANE: Yes.

12 S U S A N R U A N E ,

13 705 Kingsbridge Lane, Ridgewood, New Jersey,  
14 having been duly sworn, testifies as follows:

15 MR. WHITAKER: Please proceed.

16 MS. RUANE: Susan Ruane -- R-U-A-N-E is  
17 the last name -- 705 Kingsbridge Lane.

18 And like everyone, I object to the  
19 billboard. I concur with everything that was said  
20 before me regarding the violation of the Master Plan,  
21 that the sign is an abomination, that it will cause  
22 accidents or increase the accident frequency on the  
23 road, considering that road is already very dangerous  
24 and people speed tremendously on the road, especially  
25 at that point, the road goes from 50 to 55. And I've

1 seen people gun it as soon as it hits 55, and the  
2 police station there because they know they can catch  
3 people speeding.

4 So we're adding another distraction to  
5 that area, is very stupid.

6 I also know that it's in close  
7 proximity, which is, I think, in violation of the  
8 rules, to residential homes. That's an item a  
9 concern.

10 Also, the advertisement that will be  
11 there is of utmost concern.

12 I've traveled through Hartford,  
13 Connecticut, where it had similar billboards, and it  
14 was wall-to-wall weed dispensaries that were  
15 advertised. There is a middle school -- BF Middle  
16 School is in close proximity, again, to the  
17 billboard. And middle schoolers continually walk up  
18 to the Exxon station, which is right beside the  
19 billboard. And now they would be exposed to weed  
20 dispensaries. They would be exposed to sexually  
21 provocative material.

22 Again, no one has control on the board  
23 after it's approved of what advertisement will be  
24 there.

25 But this is what we're going to be

1 exposing our teenagers to. And they will be walking  
2 to the Exxon station and seeing that advertisement,  
3 which, again, will be read by middle schoolers and be  
4 an impact on middle schoolers.

5 All right. That's it.

6 Thank you.

7 I hope you vote no.

8 CHAIRMAN BROWN: Thank you.

9 Good evening.

10 MS. MARTICEK: Good evening. Linda  
11 Marticek, 548 Route 17 North in Ridgewood.

12 MR. WHITAKER: Do you swear or affirm  
13 the testimony you're about to give will be the truth  
14 and nothing but the truth?

15 MS. MARTICEK: I do.

16 L I N D A M A R T I C E K,

17 548 Route 17 North, Ridgewood, New Jersey, having  
18 been duly sworn, testifies as follows:

19 MR. WHITAKER: Please proceed.

20 MS. MARTICEK: I concur with everything  
21 that has been brought up at this meeting tonight.

22 And I am personally affected for  
23 several reasons. I know that you said that  
24 notifications went out. I never received it, about  
25 this billboard.

1                   And since my house, which is not  
2 abandoned, and I've lived there 78 years, will be  
3 directly affected by what is posted on this lighted  
4 billboard.

5                   And I think my privacy and my right to  
6 enjoyment of my property should take precedence over  
7 this lighted billboard that is unnecessary.

8                   Thank you.

9                   CHAIRMAN BROWN: Thank you.

10                  Good evening.

11                  MR. KIM: Good evening.

12                  Steve Kim, 291 Highland Avenue.

13                  MR. WHITAKER: Raise your right hand,  
14 please.

15                  Do you swear or affirm the testimony  
16 you're about to give will be the truth and nothing  
17 but the truth?

18                  MR. KIM: Yeah.

19                  S T E V E     K I M,

20                  291 Highland Avenue, Ridgewood, New Jersey,

21                  having been duly sworn, testifies as follows:

22                  MR. D'ARMINIO: Sir, I'm sorry, I just  
23 didn't get your name.

24                  Could you say that again?

25                  MR. KIM: Oh, Steve Kim, K-I-M.

1 MR. D'ARMINIO: Thank you.

2 MR. KIM: I just came here to say this  
3 is a bad idea, all right.

4 I mean, for two reasons -- I mean,  
5 there are other reasons but two reasons that I could  
6 think of.

7 One is, the sign is the first thing  
8 that people see when they pass by Ridgewood and when  
9 they see Ridgewood and when they enter Ridgewood.

10 So that's how we're going to be  
11 represented, except we cannot control the content of  
12 that board.

13 Whatever is on that board is the first  
14 thing they see. And I don't want that.

15 That's like saying somebody pays money  
16 to say Ridgewood is this. Well, what is that? That  
17 could be anything.

18 And it -- and then it -- it's just  
19 about bidding, the highest bidder gets to say what  
20 we're about.

21 You're sitting up there because you  
22 represent us. You represent us because -- because  
23 you're doing an important job, right?

24 So now the sign is going to represent  
25 us. And if you vote -- if you vote for it, then

1 you're just letting other people represent us. And  
2 that is not a good idea, right? Because we don't  
3 know what that message is going to be.

4 The second thing is, imagine if this  
5 thing is a halogen light, and I put it right in front  
6 of your face all day, all night. That's what's  
7 happening to -- I don't live around there.

8 But if I lived around there, that's  
9 basically what happens, looking at this halogen light  
10 all day and night. And that is wrong. It shouldn't  
11 be like that, right?

12 There -- there should be some -- some  
13 level of peace that they should be able to get from  
14 their neighborhood, right? That's what Ridgewood is  
15 all about, right? That's why they move here.

16 This isn't about having a huge  
17 billboard where somebody can monetize -- and -- and I  
18 don't know -- I don't even know why it's there. It  
19 just -- it just makes no sense to me.

20 Thank you.

21 CHAIRMAN BROWN: Thank you.

22 Good evening.

23 MR. WHITAKER: Do you swear or affirm  
24 the testimony you're about to give will be the truth  
25 and nothing but the truth?

1 MS. HADERTHAUER: Yes, I do.  
2 D I A N E H A D E R T H A U E R,  
3 470 Albin Court, Ridgewood, New Jersey, having  
4 been duly sworn, testifies as follows:

5 MS. HADERTHAUER: Diane Haderthauer,  
6 470 Albin Court, Ridgewood.

7 I concur with everything that everyone  
8 has said. And I just want to add, reference an  
9 article in The Bergen Record where the Federal  
10 Highway Administration has put an end to overhead  
11 signs with a humorous twist.

12 And that's not because we don't have a  
13 sense of humor. It's because the FHA sees it as an  
14 increased distraction from eyes on the road.

15 Now, they determined that the -- the  
16 extra verbiage, the extra signs on the road are a  
17 distraction. And this changes every 8 seconds  
18 besides.

19 Not to mention, do we need this  
20 information? Alerts? We have emergency alerts. We  
21 have reverse 911. We have the Patch. I saw it -- I  
22 got an e-mail today about this meeting from Glen  
23 Rock, Ridgewood.

24 So we don't need the extra information  
25 that we're going to get from these signs.

1                   Why -- why put this board in Ridgewood  
2 in this area that's supposed to be a -- with the  
3 church and the cemetery?

4                   Totally unnecessary. And it's a  
5 detriment. The extraneous signage is a detriment to  
6 the people that are driving and -- and the people  
7 that have to live in this area.

8                   Thank you.

9                   CHAIRMAN BROWN: Thank you.

10                  Good evening.

11                  MR. MARATHE: Good evening.

12                  MR. WHITAKER: Do you swear or affirm  
13 the testimony you're about to give will be the truth  
14 and nothing but the truth?

15                  MR. MARATHE: I do.

16                  A R C H I S   M A R A T H E ,

17                         516 West Saddle River Road, Ridgewood, New  
18                         Jersey, having been duly sworn, testifies as  
19                         follows:

20                         MR. MARATHE: So I concur with what has  
21                         been said so far. And I'd like to add that our house  
22                         is the one which will be affected the most. It's  
23                         right behind where they're supposed to put the sign.

24                         And I just wanted to say that will be  
25                         shining directly in our backyard. And also it's

1 going to affected -- it's going to significantly  
2 shine in the windows of our young kids.

3 So I urge you to vote no.

4 Thank you.

5 CHAIRMAN BROWN: Thank you.

6 Good evening.

7 MS. HONE: Good evening.

8 MR. WHITAKER: Do you swear or affirm  
9 that the testimony you're about to give will be the  
10 truth and nothing but the truth?

11 MS. HONE: I do.

12 J A C Q U E L I N E H O N E,

13 30 Carriage Lane, Ridgewood, New Jersey, having  
14 been duly sworn, testifies as follows:

15 MS. HONE: I am opposed to the  
16 billboard application.

17 CHAIRMAN BROWN: I'm sorry. Could you  
18 just state your name.

19 MS. HONE: Jacqueline Hone -- sorry --  
20 30 Carriage Lane in Ridgewood.

21 I am opposed to the billboard  
22 application, and I ask that the Zoning Board to deny  
23 this application.

24 The application required that the  
25 applicant testify as to the positive and the negative

1 criterias [sic].

2 I believe the applicant failed to  
3 testify and show the negative criterias.

4 As a matter of fact, I'd go as far as  
5 to say that it didn't, and that it might have  
6 intentionally omitted. We've heard many residents  
7 now say that exhibits presented were not accurate.

8 I'd ask for the Board to closely review  
9 exhibits, specifically page 14 of the planning  
10 exhibits presented from Outdoor [sic] Media,  
11 specifically aerial drone views of the subject site,  
12 page 14, where they claim it's a view of the  
13 residential properties.

14 But what it doesn't show was a  
15 residential property, a two-family home at  
16 581 Franklin Turnpike, which is directly beneath that  
17 billboard.

18 As a matter of fact, one of the  
19 exhibits that they presented, that house is  
20 completely blotted out in gray. It's not even on  
21 this exhibit.

22 That's this gray blob right here with  
23 trees around it (indicating). It looks like the  
24 house was removed.

25 MR. D'ARMINIO: Excuse me.

1                   What exhibit and where is this?

2                   MS. HONE:    So --

3                   MR. D'ARMINIO:  Which exhibit is this?

4                   MS. HONE:    Would you like me to hand it  
5 to you?

6                   MR. WHITAKER:  Fourteen.

7                   MR. D'ARMINIO:  It's A -- it's --

8                   MR. WHITAKER:  What exhibit?

9                   MR. D'ARMINIO:  A-14?

10                  MS. HONE:    So one is Planning Exhibits  
11 for Outdoor [sic] Media, LLC, Aerial Drone Views from  
12 Subject Sites Towards Residential Properties.

13                  MR. D'ARMINIO:  That's -- that's not  
14 A-14.

15                  A-14 --

16                  MS. HONE:    Page 14 of this document.

17                  MR. D'ARMINIO:  Oh, page 14 of the  
18 document.  What's --

19                  MS. HONE:    Yes.

20                  MR. D'ARMINIO:  What's is the number of  
21 that -- the exhibit -- number of the document?

22                  MS. HONE:    I don't have that with me.

23                  MR. D'ARMINIO:  Maybe I can get it.

24                  MALE AUDIENCE MEMBER:  Can you give me  
25 a title?

1 MR. D'ARMINIO: If you can give me the  
2 title?

3 MS. HONE: I just read it.

4 Planning Exhibits for Outdoor [sic]  
5 Media, Aerial Drone Views.

6 There you go.

7 Thank you, Jane.

8 MR. D'ARMINIO: Which exhibit?

9 MS. HONE: Page 14.

10 MR. D'ARMINIO: Is it -- is it A-26?

11 Let me take a look.

12 MS. HONE: Jane has it up on the  
13 screen, sir. You can just look over there.

14 MR. D'ARMINIO: Is that A-26?

15 Just give me a second.

16 MALE AUDIENCE MEMBER: Why don't we  
17 hear from the planner that testified to the exhibit  
18 and if it's accurate.

19 Is the planner here tonight.

20 MR. WHITAKER: You're out of order,  
21 sir.

22 MS. HONE: Is the planner here tonight,  
23 and can we hear about this exhibit and if it's  
24 accurate?

25 MR. D'ARMINIO: That -- that would be

1 up to me.

2 We maintain that all exhibits are  
3 accurate. The planner was under oath. And the fact  
4 that he would black it out or something is kind of  
5 ridiculous, but let's see.

6 You say A-14?

7 MR. WHITAKER: You've made your point.  
8 And the finders of the fact --

9 MS. HONE: Thank you.

10 MR. WHITAKER: -- these are the board  
11 members up here, will evaluate it.

12 MS. HONE: Perfect.

13 Thank you.

14 It is blotted out in this exhibit.

15 And I'd also like to point out, in  
16 addition to the home not being on -- on this  
17 photograph, 581 Franklin Turnpike, the cell tower is  
18 also missing.

19 So it's more than just the house that  
20 didn't make the cut.

21 It's also the cell tower that should be  
22 there, isn't there.

23 So just to add, if the Zoning Board to  
24 please review for accuracy because to my plain eye,  
25 I happen to know because I live there, not because it

1 was disclosed by the applicant.

2 And I think that's unfair.

3 As a matter of fact, I just got up here  
4 and testified that I swore under oath that it was  
5 true, so there must be some type of penalty for that,  
6 to give information that is not accurate.

7 In addition to that --

8 MR. D'ARMINIO: Well, I object. I  
9 object to any aspect that it's untrue.

10 And I would like to have a couple  
11 questions of this witness.

12 MS. HONE: 581 Franklin Turnpike is not  
13 mentioned in any one of the exhibits or within the  
14 200 list.

15 What is listed is Russo family on Broad  
16 Street, which is the owner. But it doesn't show what  
17 that's a residential home. I ask, why is that?

18 MR. WHITAKER: Well, the Municipal Land  
19 Use Law requires an applicant to get a certified list  
20 from the tax assessor of property owners.

21 And they are allowed to rely on the  
22 list. The list would never include tenants.

23 MS. HONE: Thank you.

24 From the exhibit that's up, there were  
25 -- the packet is to include aerial views of the

1 subject site towards residential properties.

2 And there is no aerial view to  
3 581 Franklin Turnpike.

4 Moving on, the applicant was also  
5 tasked -- the burden is on the applicant to  
6 demonstrate that there is a special reason for this  
7 expansion. And I haven't heard a special reason that  
8 would benefit the Village of Ridgewood or its  
9 citizens or residents.

10 And it's only to be -- part of what  
11 they were supposed to present to us is also the  
12 negative criteria.

13 And I haven't heard much of the  
14 negative criteria, how it would impact these homes  
15 that are directly there, how it is not in line with  
16 the Municipal Land Use Law. And also how it's  
17 directly going against the Municipality's Master  
18 Plan, not only the newly adopted plan.

19 So the newly adopted plan on page 216  
20 specifically states the Route 17 corridor in the  
21 vicinity of the Valleau cemetery, the Schedler  
22 Property and the Old Paramus Reformed Church, this  
23 corridor should be protected from out-of-scale visual  
24 intrusions, including, but not limited to,  
25 billboards, power lines, improperly designed and

1       improperly located buildings and inadequately  
2       screened, unsightly land uses.

3                       I would call this a billboard, as we  
4       have been repeatedly saying billboard, billboard.

5                       So to me it is in violation and goes  
6       against the Ridgewood -- maybe not a violation, but  
7       it definitely goes against, and is detrimental  
8       against, the Ridgewood Master Plan.

9                       Not just the newly adopted one, but the  
10      previous Master Plans. It was noted in 2012 that  
11      there were to be no billboards. And it was noted in  
12      1983 that the zone area does not permit billboards.

13                      So for all these reasons, I ask that  
14      this application be denied. I don't see it being  
15      anything of any good.

16                      As a matter of fact, I would argue that  
17      the one benefit that they've repeatedly said to us  
18      were the emergency notices.

19                      And in the age of smart phones, I'm not  
20      going to run out to Route 17 to be notified about the  
21      emergencies that are happening in and around my town.

22                      (Laughter.)

23                      MS. HONE: I would rely on the system  
24      that my municipality currently has, which is to  
25      notify me via text, via cellphone, call me at home

1 directly.

2                   There's so many other ways without  
3 having to permanently damage the Village of  
4 Ridgewood, its character and its charm.

5                   Thank you.

6                   MR. D'ARMINIO: Just -- I just have a  
7 question with regard to 14 where it says "Proposed  
8 Sign." Can you just look to the left? It seems to  
9 me that's 130-foot cell tower.

10                   Would you take a look at that,  
11 Ms. Hone?

12                   MS. HONE: Sure, sir.

13                   MR. D'ARMINIO: On 14.

14                   MS. HONE: But that's not the -- that's  
15 not where I was saying you omitted the cell tower.

16                   I could leave you with this, if you'd  
17 would like.

18                   MR. D'ARMINIO: Okay. And on --

19                   MS. HONE: Would you like the page?

20                   MR. D'ARMINIO: On 15, there's the cell  
21 tower.

22                   MS. HONE: I'm referring to this one  
23 (indicating).

24                   MR. D'ARMINIO: And we've discussed the  
25 cell tower numerous times. You've been here numerous

1 times, have you not?

2 Thank you.

3 MS. HONE: We're not even talking about  
4 the same thing.

5 Would you care to look over to me?

6 No. Okay.

7 Well, that's the level of denial --

8 CHAIRMAN BROWN: Thank you.

9 MS. HONE: -- that we have here.

10 Thank you.

11 CHAIRMAN BROWN: Good evening.

12 MR. WHITAKER: Do you swear or affirm  
13 the testimony you're about to give will be the truth  
14 and nothing but the truth?

15 MR. GITTLEMAN: I do.

16 J O N A T H A N G I T T L E M A N ,

17 94 Glenwood Road, Ridgewood, New Jersey, having  
18 been duly sworn, testifies as follows:

19 MR. GITTLEMAN: Jonathan Gittleman,  
20 94 Glenwood Road, Ridgewood, New Jersey.

21 So I'm here tonight just to remind the  
22 Board that the granting of a D variance is the  
23 exception and not the rule. Okay?

24 And it's the applicant's burden here to  
25 put on sufficient proofs, that they do not provide or

1 they will not cause a substantial detriment to the  
2 public.

3                   And as you've seen and as you've heard  
4 tonight the amount of people here, in our opinion,  
5 there hasn't been sufficient testimony to provide  
6 that their impact would not provide a substantial  
7 detriment.

8                   And the key is substantial, right, for  
9 this board to remember. It's a high burden. It's a  
10 -- it's a super majority here that has to vote on  
11 this application.

12                   And what -- what they're doing is  
13 really just masking the real goal, the real positive  
14 impact is that this is a profit center for the  
15 landowner and for the -- and for the media company,  
16 okay, to generate revenue and to provide advertising  
17 that the motoring public could care less about.  
18 Okay?

19                   They're going to put a billboard 500  
20 feet in the air. And they're going to try to justify  
21 it by showing exhibits that it doesn't impact this  
22 person. It doesn't have light here. It doesn't do  
23 this. It doesn't do that.

24                   It's existing and it's providing a  
25 service that nobody wants that -- that obviously is

1 impacting the public and the people of Ridgewood  
2 substantially.

3 And that's the key that this board  
4 really needs to consider tonight, is that the  
5 testimony that you heard over the last nine sessions,  
6 was it enough to say that they don't substantially  
7 cause a negative impact on this community.

8 And I think as you're going to see and  
9 as you've heard, they -- they do.

10 That's all I have for the board  
11 tonight.

12 CHAIRMAN BROWN: Thank you.

13 Good evening.

14 MR. GLAZER: Good evening, Dana Glazer,  
15 61 Clinton Avenue.

16 MR. WHITAKER: Raise your right hand,  
17 please. Do you swear or affirm the testimony you're  
18 about to give will be the truth and nothing but the  
19 truth?

20 MR. GLAZER: Yes.

21 D A N A G L A Z E R,

22 61 Clinton Avenue, Ridgewood, New Jersey, having  
23 been duly sworn, testifies as follows:

24 MR. GLAZER: To -- to the gentleman who  
25 just proceeded me, to his point, you know, it's

1     amazing to me how there are people here who we  
2     disagree on just about everything in town.

3                     And so it's -- it's a miracle -- what  
4     speaks to the larger truth here, when we're all  
5     speaking in unison about something that is absolutely  
6     unequivocally has no benefit to Ridgewood whatsoever.  
7     And I think that that's important.

8                     That's the first part of it.

9                     There -- there are really a myriad of  
10    reasons that I am here.

11                    The first of which is I don't trust  
12    Outfront Media one bit. Mr. McDonough categorized  
13    Linda Marticek's house as abandoned. Though,  
14    five-minute perusal of the tax rolls would tell you  
15    that that's not true.

16                    The aerial view of the area that they  
17    submitted obscured the home at 580 Franklin Turnpike.  
18    Though my investigation on GoogleEarth showed a very  
19    different view.

20                    The argument that this would be  
21    beneficial to Ridgewood, as we've talked about, is --  
22    is ridiculous, as other people have pointed out.  
23    Let's say it one more time, this -- there's no  
24    benefit. There's no message. There's nothing that  
25    -- that can help us in town. It's purely to help

1 somebody else make money. And that's that. And to  
2 cheapen our town.

3 And -- and, historically, this has been  
4 proven to bring down property value.

5 So it's -- it's a -- it's a blight on  
6 our town. And it -- there's really no reason to be  
7 voting in favor of this if you think -- if you're  
8 thinking of the benefit of -- of Ridgewood.

9 Thank you very much.

10 CHAIRMAN BROWN: Thank you.

11 Good evening.

12 MS. MILIAN: Good evening.

13 Kristina Milian, M-I-L-I-A-N, 530 West  
14 Saddle River Road.

15 MR. WHITAKER: Do you swear or affirm  
16 the testimony you're about to give will be the truth  
17 and nothing but the truth?

18 MS. MILIAN: I do.

19 K R I S T I N A M I L I A N,

20 530 West Saddle River Road, Ridgewood, New  
21 Jersey, having been duly sworn, testifies as  
22 follows:

23 MR. WHITAKER: Please proceed.

24 MS. MILIAN: I object to the Outfront  
25 Media digital billboard, and I am asking the Zoning

1 Board to deny this application.

2           It is my understanding that this  
3 application has ten references to specific village  
4 codes that are listed as variances. Ten. Ten  
5 variances that will ruin the charm of Ridgewood and  
6 open the floodgates to old-school advertisements that  
7 no one wants to see.

8           Commuters now have their heads in their  
9 phones and laptops heading to New York City and the  
10 surrounding areas.

11           Drivers should be paying attention to  
12 the road.

13           Big tech companies like Meta and Google  
14 are running laps around these dinosaurs. All they  
15 offer are visual eyesores. So why would Ridgewood  
16 choose to invest in one now? Are we a modern town  
17 that cherishes our skyline, the safety of residents  
18 and our children? Do we respect history? Or are we  
19 sell-outs to aging advertising relics?

20           This application under the header  
21 "Surrounding Area Character and Uses" makes reference  
22 to a two-story office building that we now know is  
23 the Kumon Learning Center that helps children. This  
24 eyesore will be seen from Benjamin Franklin Middle  
25 School. It will impact the historical character of

1 the church that numerous people have already said and  
2 the cemetery, so I'll move on.

3 But it will impact the residential  
4 properties across the street that this company  
5 blatantly has judged and dismissed, once calling them  
6 an abandoned house.

7 No one wants this billboard and the  
8 low-rent advertisements that come with it.

9 But there is good news. Because here's  
10 what is in your control. You have the vote and you  
11 have the ability to stand up for our town. You're  
12 members of our community. You're our neighbors too.  
13 And I have to believe that you love our town. And I  
14 have to believe that you love your own kids and  
15 family and you care about us. And you have the  
16 ability to put an end to this.

17 And if they appeal, who cares? We're  
18 not going anywhere.

19 So do the right thing. Vote no on this  
20 atrocious Outfront Media billboard. Stand up for our  
21 town. Defend our codes and vote no.

22 Thank you.

23 CHAIRMAN BROWN: Thank you.

24 Good evening.

25 MS. CARLONE: Hi, Amanda Carlone,

1 897 Best Court.

2 MR. WHITAKER: Do you swear or affirm  
3 the testimony you're about to give will be the truth  
4 and nothing but the truth?

5 MS. CARLONE: I do.

6 A M A N D A C A R L O N E,

7 897 Best Court, Ridgewood, New Jersey, having  
8 been duly sworn, testifies as follows:

9 MR. WHITAKER: Please proceed.

10 MS. CARLONE: I am a mother of three  
11 young children in this town and I object to  
12 billboard.

13 Thank you.

14 CHAIRMAN BROWN: Thank you.

15 Good evening.

16 MS. LAURENZA: Kimberly Laurenza,  
17 542 Eastbrook Road.

18 MR. WHITAKER: Do you swear or affirm  
19 that the testimony you're about to give will be the  
20 truth and nothing but the truth?

21 MS. LAURENZA: I do.

22 K I M B E R L Y L A U R E N Z A,

23 542 Eastbrook Road, Ridgewood, New Jersey, having  
24 been duly sworn, testifies as follows:

25 MR. WHITAKER: Please proceed.

1 MS. LAURENZA: I object to the  
2 billboard and any future similar billboards.

3 CHAIRMAN BROWN: Thank you.  
4 Good evening.

5 MS. KENDER: Evelyn Kender, 420 Red  
6 Birch Court.

7 CHAIRMAN BROWN: Can you just pull that  
8 mic a little closer?

9 Thank you.

10 MS. KENDER: Evelyn Kender, 420 Red  
11 Birch Court in Ridgewood.

12 MR. WHITAKER: Do you swear or affirm  
13 the testimony you're about to give will be the truth  
14 and nothing but the truth?

15 MS. KENDER: Yes, I do.

16 E V E L Y N K E N D E R,

17 420 Red Birch Court, Ridgewood, New Jersey,  
18 having been duly sworn, testifies as follows:

19 MR. WHITAKER: Please proceed.

20 MS. KENDER: I agree with all the  
21 comments that people have made here.

22 They were really strong comments. And  
23 I only would like to add that I have been questioning  
24 myself, what is the value to Ridgewood?

25 It seems only to be a monetary value.

1 And there is really no other -- no other defense for  
2 it.

3 So I urge you to vote no.

4 MS. DeSILVA: Frettra DeSilva,  
5 D-E-S-I-L-V-A, 521 West Saddle River Road.

6 CHAIRMAN BROWN: One second.

7 MR. D'ARMINIO: Can I just check this  
8 please?

9 CHAIRMAN BROWN: I believe the last  
10 time you testified --

11 MR. D'ARMINIO: She testified.

12 CHAIRMAN BROWN: -- you made comments,  
13 right?

14 MS. DeSILVA: I probably --

15 CHAIRMAN BROWN: Yes.

16 MS. DeSILVA: Yeah, I made comments. I  
17 didn't know it was testimony. It was --

18 MR. WHITAKER: Yes, you made the  
19 comments. That's testimony. It's only one time. So  
20 you had your time the last time.

21 MS. DeSILVA: I thought those were  
22 questions, though. They were limited? No.

23 CHAIRMAN BROWN: No.

24 There was comments at the end.

25 MR. D'ARMINIO: No, there was a comment

1 section.

2 MS. DeSILVA: Okay.

3 MR. WHITAKER: It was comments.

4 MS. DeSILVA: Okay. Thank you.

5 CHAIRMAN BROWN: Thank you.

6 Good evening.

7 MR. DeSILVA: Give me all your

8 questions.

9 CHAIRMAN BROWN: Good evening.

10 MR, DeSILVA: Good evening, Rohan

11 DeSilva, 521 West Saddle River Road.

12 Before I -- before you swear me in, I'd

13 like to ask a few questions from Mr. Whitaker.

14 MR. WHITAKER: First, I'm going to

15 swear you in.

16 MS. DeSILVA: Okay.

17 MR. WHITAKER: Raise your right hand.

18 Do you swear or affirm the testimony

19 you're about to give will be the truth and nothing

20 but the truth?

21 MR. DeSILVA: Yes.

22 R O H A N D e S I L V A,

23 521 West Saddle River Road, Ridgewood, New

24 Jersey, having been duly sworn, testifies as

25 follows:

1 MR. WHITAKER: Now it's time for you to  
2 make comments.

3 MR. DeSILVA: Okay.

4 Well, I'd like to clarify so I don't  
5 make any incorrect comments. This is testimony, but  
6 then is it opinion, or is it --

7 MR. WHITAKER: The testimony, as I said  
8 at the beginning of the meeting --

9 MR. DeSILVA: Well, I couldn't hear  
10 you.

11 MR. WHITAKER: Well, the testimony I  
12 said constitutes your opinion in connection with this  
13 application.

14 MR. DeSILVA: Okay. All right.

15 And my testimony can be interrupted by  
16 anyone?

17 MR. WHITAKER: If you say something  
18 that the counsel for the applicant objects to, you  
19 stop and we decide whether the objection is warranted  
20 or not.

21 MR. DeSILVA: Okay.

22 MR. WHITAKER: He's not being  
23 disruptive. That's the procedure we have to follow.

24 MR. DeSILVA: Okay.

25 So the Zoning Board of Adjustment has

1 many responsibilities, according to the website.

2 And it's to grant variances.

3 I find this to be disrespectful.

4 MR. D'ARMINIO: Oh, I'm sorry.

5 MR. DeSILVA: You expect us to be  
6 respectful.

7 MR. WHITAKER: Now proceed.

8 MR. DeSILVA: I'm sorry.

9 MR. WHITAKER: Please proceed.

10 MR. DeSILVA: Will there be any more  
11 interruptions like this?

12 MR. WHITAKER: Hopefully not.

13 Please proceed.

14 MR. DeSILVA: Will you address them as  
15 such?

16 MR. WHITAKER: We will.

17 MR. DeSILVA: Thank you.

18 So we've already been through this, but  
19 I'll have to go through this again.

20 The cell tower and the house do not  
21 appear on their map.

22 That's an inaccuracy.

23 MR. WHITAKER: That's a repetitive  
24 statement.

25 We've heard that twice already.

1                   MR. DeSILVA:  Regardless it's one --  
2   I'm giving you an example of inaccuracies.

3                   MR. WHITAKER:  We've heard that.

4                   MR. DeSILVA:  That's one inaccuracy.

5                   I asked for license numbers.  And I was  
6   supposed to receive other information that I have not  
7   received.

8                   That is an inaccuracy.

9                   And we can't control the content of  
10  this in terms of -- one second, please.  Sorry.

11                   It's difficult to believe that the  
12  sign's content will be limited.  But even in the  
13  event that this is the case, our families will still  
14  be driving past it, or in our case walking at less  
15  than 5 miles an hour, 3 miles an hour.

16                   And the older I get, the slower I walk.  
17  But I'll have to live with all this information  
18  blasting me the entire time I'm walking down West  
19  Saddle River Road or walking to pick up my wife from  
20  the bus stop at the Ridgewood Park & Ride.

21                   But I'll be subjected to this.

22                   There will be a constant light  
23  polluting environment.  The light pollution impacts  
24  the residents, even if they can't read the sign.

25                   The animal inhabitants which there are

1 a few, this has a psychological impact on our  
2 residents, including children, not just the old  
3 people, like I am.

4 There's no value add to this. No  
5 direct revenue. A reduction in home values in this  
6 area will result. Reputations to the town -- the  
7 reputation of the town will be damaged. These have  
8 all been expressed by people before.

9 There should be some focus on the  
10 children, at least it seemed so at the Schedler  
11 Property meetings, getting in and out of cars at  
12 Kumon, walking in the cemetery for gym class from BF,  
13 riding in cars to their houses of the neighborhood,  
14 going to church.

15 There will be graphic content Because  
16 as Kristina said earlier, the only way there it will  
17 be monetarily effective is to get to whoever will pay  
18 the money. So weed stores, adult content, and maybe  
19 the worst of all that will be advertising by  
20 unscrupulous and incompetent lawyers who present  
21 inaccurate information to the Zoning Board of  
22 Adjustment.

23 This is my opinion. But this will  
24 continue to happen. And I'm still waiting for  
25 answers. And their presentation has been inaccurate

1 from the beginning.

2 Why have I not got the information I  
3 asked for?

4 I urge you to vote no and not let this  
5 preposterous notion that was presented by this  
6 attorney and client to pass in the Village of  
7 Ridgewood.

8 Thank you.

9 CHAIRMAN BROWN: Thank you.

10 Good evening.

11 MR. SPRINGER: Hello.

12 I'm Patrick Springer at 115 Madison  
13 Place in Ridgewood.

14 MR. WHITAKER: Do you swear or affirm  
15 the testimony you're about to give will be the truth  
16 and nothing but the truth?

17 MR. SPRINGER: I swear.

18 P A T R I C K S P R I N G E R,

19 115 Madison Place, Ridgewood, New Jersey, having  
20 been duly sworn, testifies as follows:

21 MR. SPRINGER: So I'm asking as a  
22 citizen of Ridgewood that you deny this application  
23 for this electronic board.

24 I've been a resident of town for 25  
25 years. We rely on you, all the Zoning Board, to

1 protect our town, to protect the beauty of our town  
2 and to protect the character of our town.

3 There is no way that this electronic  
4 board does anything to protect our town, the beauty  
5 of our town, the value.

6 So I ask that you deny it. I cannot  
7 see how any one of our citizens or you on the board,  
8 if this came to fruition, how we would want to see  
9 this board every day going up and down Route 17 and  
10 seeing that.

11 So I ask again to please reject this.

12 Thank you.

13 CHAIRMAN BROWN: Thank you.

14 MR. ROTH AUG: Good evening.

15 Walter Rothaug, 558 Hillcrest Road,  
16 Ridgewood, New Jersey.

17 Do you want me to be... I --

18 MR. WHITAKER: Do you swear or affirm  
19 the testimony you're about to give will be the truth  
20 and nothing but the truth?

21 MR. ROTH AUG: I -- I swear that I will  
22 give the correctly --

23 W A L T E R R O T H A U G,

24 558 Hillcrest Road, Ridgewood, New Jersey, having  
25 been duly sworn, testifies as follows:

1 MR. D'ARMINIO: Excuse me. I might be  
2 wrong, but I believe he testified already.

3 MR. ROTHAUG: -- testify.

4 MR. WHITAKER: Have you testified  
5 before?

6 MR. ROTHAUG: Yes. I briefly testified  
7 and if I have one brief statement to say --

8 MR. WHITAKER: No.

9 MR. ROTHAUG: -- which was new.

10 First of all, I agree --

11 MR. WHITAKER: No, no.

12 (Simultaneous Speaking.)

13 MR. ROTHAUG: -- that most of the --

14 MR. WHITAKER: We have a rule.

15 MR. ROTHAUG, -- most of the testimony,  
16 I concur as you saw with most of the testimony that  
17 was given.

18 I'd like to remind the Board of one  
19 thing that is new. Yesterday was Earth Day --

20 MR. D'ARMINIO: Mr. Whitaker --

21 MR. ROTHAUG: -- and I urge the board

22 --

23 MR. D'ARMINIO: Mr. Whitaker, he has  
24 already --

25 MR. WHITAKER: I have to -- I have to

1 preserve the record.

2 MR. ROTH AUG: Okay.

3 MR. WHITAKER: I have to preserve this  
4 record tonight, because challenges could be made to  
5 this decision.

6 So we have to follow the proper  
7 procedure. And the procedure was, each person was  
8 able to testify once.

9 And it's indicated you testified at the  
10 last meeting, so you're not allowed to testify again  
11 tonight.

12 So you do need to step aside for the  
13 next person.

14 MR. ROTH AUG: I -- I -- would you state  
15 that again, please?

16 MR. WHITAKER: Sure.

17 I said that we have a procedure that  
18 each person is testifying once.

19 You testified at the last hearing, and  
20 so you don't have an opportunity to testify again.

21 I have to -- as the attorney for the  
22 board, I have to make sure the procedure is followed  
23 correctly, because otherwise if it's followed  
24 incorrectly, that could be a challenge to whatever  
25 the board decides.

1 MR. ROTH AUG: Yeah.

2 MR. WHITAKER: So respect the rules and  
3 please step aside.

4 MR. ROTH AUG: All right. Even if I  
5 have something new to say?

6 MR. WHITAKER: Even if you have  
7 something new to say.

8 MR. ROTH AUG: All right.  
9 Happy Earth Day.

10 MR. WHITAKER: You may not like to hear  
11 what I'm saying, but that's the way we have to follow  
12 the procedure.

13 CHAIRMAN BROWN: Thank you.

14 Good evening.

15 MS. ABUCAY: Hi, Lauren Abucay at  
16 675 Terhune Road in Ridgewood.

17 MR. WHITAKER: Raise your right hand,  
18 please.

19 Do you swear or affirm the testimony  
20 you're about to give will be the truth and nothing  
21 but the truth?

22 MS. ABUCAY: I do.

23 L A U R E N A B U C A Y,

24 675 Terhune Road, Ridgewood, New Jersey, having  
25 been duly sworn, testifies as follows:

1 MR. WHITAKER: Please proceed.

2 MS. ABUCAY: I was born and raised in  
3 Ridgewood, New Jersey.

4 I now have three beautiful boys that  
5 I'm raising on Terhune Road, which is going to be  
6 directly affected by this giant billboard.

7 My children wait for the bus at the  
8 corner. They will be at BF in time.

9 And I strongly urge you to vote no,  
10 please, for my sake, my children's sake, this town.

11 I came back. I love it. It's  
12 beautiful.

13 And I would hate for the first  
14 impression to be what this would be.

15 So thank you.

16 CHAIRMAN BROWN: Thank you.

17 Good evening.

18 MS. REID: Hi, Jennifer Reid,  
19 860 Bingham Road.

20 MR. D'ARMINIO: I'm sorry, Ma'am, I  
21 didn't hear your name.

22 MS. REID: Jennifer Reid, 860 Bingham  
23 Road.

24 MR. D'ARMINIO: Reid? Thank you.

25 MR. WHITAKER: Would you spell your

1 last name? Is it Reid?

2 MS. REID: R-E-I-D.

3 MR. WHITAKER: Thank you.

4 MS. REID: You're welcome.

5 MR. WHITAKER: Do you swear or affirm  
6 that the testimony you're about to give will be the  
7 truth and nothing but the truth?

8 MS. REID: I do.

9 J E N N I F E R R E I D,

10 860 Bingham Road, Ridgewood, New Jersey, having  
11 been duly sworn, testifies as follows:

12 MS. REID: Please vote no.

13 If this passes, you will forever change  
14 Ridgewood and not for the good.

15 CHAIRMAN BROWN: Thank you.

16 MR. DeSILVA: Mr. Whitaker?

17 Mr. Whitaker?

18 MR. WHITAKER: Next.

19 CHAIRMAN BROWN: Good evening.

20 MR. WHITAKER: Would you raise your  
21 right hand, please.

22 Do you swear or affirm the testimony  
23 you're about to give will be the truth and nothing  
24 but the truth?

25 MS. ENNER: I do.

1 I L D K I K O E N N E R,  
2 491 West Saddle River Road, Ridgewood, New  
3 Jersey, having been duly sworn, testifies as  
4 follows:

5 MR. WHITAKER: Please give your name.

6 MS. ENNER: Ildkiko Enner, E-N-N-E-R.  
7 Living at 491 West Saddle River Road.

8 As you can tell by the number, I will  
9 be directly across from this sign.

10 And n additional concern to add to all  
11 the previous ones, living at this address since 1986  
12 and coming home from work, going to work, I notice  
13 that the sudden lack of stores, commercial buildings  
14 on 17, causes the cars to automatically speed up at  
15 that section where this sign will be located.

16 And coming from north, 17 is always an  
17 issue for speeders. There was a policeman who was  
18 killed just a little bit north from there. So I  
19 think this part is very bad for a sign because of the  
20 distraction. And of course, like I said, it will be  
21 directly in my face. I will have to invest in some  
22 very strong black-out curtains, sunglasses, you name  
23 it.

24 So please say no.

25 CHAIRMAN BROWN: Thank you.

1                   Okay. With no further questions from  
2 the public, I'll close that portion.

3                   MR. DeSILVA: I have a question.

4                   MR. WHITAKER: No further comment.

5                   CHAIRMAN BROWN: What?

6                   MR. WHITAKER: No further comment.

7                   CHAIRMAN BROWN: No further comments.

8 Sorry.

9                   No comments from the public.

10                  MR. DeSILVA: It's not a comment.

11                  Could we be provided the names of the  
12 people that have so-called testified and -- and what  
13 they testified?

14                  MR. WHITAKER: We have a transcript  
15 when this is done.

16                  MR. DeSILVA: Where is that?

17                  MR. WHITAKER: We don't have it  
18 immediately. We will get the transcript.

19                  MR. DeSILVA: This was last time.

20                  CHAIRMAN BROWN: There is a transcript  
21 sitting on the website from the last meeting.

22                  MR. WHITAKER: Yes.

23                  CHAIRMAN BROWN: In that transcript it  
24 has a -- towards the bottom it has the table of  
25 contents, and that has the people who have made

1 comments at the last meeting.

2 MR. DeSILVA: Okay.

3 Thank you.

4 CHAIRMAN BROWN: Mr. D'Arminio.

5 MR. D'ARMINIO: Mr. Chairman, can we  
6 just have a five-minute break?

7 Is that all right, then we could --

8 MR. WHITAKER: So let's give the  
9 stenographer a chance to take a break.

10 MR. D'ARMINIO: Yes.

11 CHAIRMAN BROWN: Okay. We'll go ahead  
12 and take five minutes and then we'll be back.

13 Thank you.

14 (Whereupon, a brief recess is held.)

15 CHAIRMAN BROWN: Good evening,  
16 everyone.

17 We're going to go ahead and go back on  
18 the record.

19 Jane, could I have a roll call, please?

20 It is 8:59:22.

21 MS. WONDERGEM: Greg Brown?

22 CHAIRMAN BROWN: Here.

23 MS. WONDERGEM: Matthew Bandelt?

24 VICE CHAIR BANDELT: Here.

25 MS. WONDERGEM: Gary Negrycz?

1 MR. NEGRYCZ: Here.

2 MS. WONDERGEM: Diana Ruhl?

3 (No Response.)

4 MS. WONDERGEM: John Papietro?

5 MR. PAPIETRO: Here.

6 MS. WONDERGEM: Jamie Fox?

7 (No Response.)

8 MS. WONDERGEM: Jason Curreri?

9 MR. CURRERI: Here.

10 MS. WONDERGEM: Harold Maxwell?

11 MR. MAXWELL: Here.

12 MS. WONDERGEM: Yelena Rayster?

13 (No Response.)

14 CHAIRMAN BROWN: Thank you.

15 I'm going to go ahead and open back up  
16 to public comments.

17 If you can please come forward, state  
18 your name, give us your address for the record.

19 Mr. Whitaker will swear you in.

20 MS. LATHAM: Candace Latham, 334 Van  
21 Emburgh Avenue.

22 MR. WHITAKER: Do you swear or affirm  
23 the testimony you're about to give will be the truth  
24 and nothing but the truth?

25 MS. LATHAM: I do.

1 C A N D A C E L A T H A M,  
2 334 Van Emburgh Avenue, having been duly sworn,  
3 testifies as follows:

4 MR. WHITAKER: Please proceed.

5 MR. D'ARMINIO: I'm sorry,  
6 Mr. Chairman.

7 MS. LATHAM: I --

8 MR. D'ARMINIO: Ma'am, I just didn't  
9 hear your name --

10 MS. LATHAM: Candace Latham.

11 MR. D'ARMINIO: -- the acoustics are  
12 bad.

13 Latham?

14 MS. LATHAM: Yes.

15 MR. D'ARMINIO: Okay.

16 MS. LATHAM: I'm speaking not only as a  
17 long-time resident of Ridgewood and opposing this  
18 billboard but as President of the Ridgewood  
19 Historical Society as well.

20 If you know your Ridgewood history, you  
21 know that this is the most historic -- this area that  
22 would be affected by this billboard is the heart of  
23 Ridgewood's history.

24 It's where the center of the community  
25 was originally.

1                   And we still have the beautiful church,  
2 the cemetery, the schoolhouse museum and old homes  
3 that are currently on the other side of -- of 17.

4                   I would like to preserve -- see the  
5 dignity and integrity of these historical places  
6 preserved and not be impinged on by the billboard.

7                   Thank you.

8                   CHAIRMAN BROWN: Thank you.

9                   Good evening.

10                  MS. BERLAMINO: Arlene Berlamino,  
11 76 Fardale Avenue, Mahwah, New Jersey.

12                  I'm here on --

13                  MR. WHITAKER: Raise your right hand,  
14 please.

15                  MS. BERLAMINO: Oh, I'm sorry.

16                  MR. WHITAKER: Do you swear or affirm  
17 the testimony you're about to give will be the truth  
18 and nothing but the truth?

19                  MS. BERLAMINO: I do.

20                  A R L E N E    B E R L A M I N O ,

21                         76 Fardale Avenue, Mahwah, New Jersey, having  
22                         been duly sworn, testifies as follows:

23                  MR. WHITAKER: Please proceed.

24                  MS. BERLAMINO: I'm speaking on behalf  
25 of the Old Paramus Reformed Church.

1 I'm the Vice President of the  
2 Consistory of Old Paramus Reformed Church.

3 We are vehemently opposed to this.

4 We are, by far probably the oldest  
5 thing in Ridgewood. We're going to be 300 years old  
6 next year. And we are really opposed to this.

7 That is all I can add to this.

8 Thank you.

9 CHAIRMAN BROWN: Thank you.

10 Okay. I'm going to make a motion close  
11 public comments.

12 Jane, can I have a roll call?

13 MS. WONDERGEM: I'm sorry.

14 VICE CHAIRMAN BANDELT: He made a  
15 motion to close public comment.

16 MR. WHITAKER: The motion, it can be  
17 all in favor?

18 (Whereupon, all present members respond  
19 in the affirmative.)

20 CHAIRMAN BROWN: Okay, perfect.

21 Back to you.

22 MR. D'ARMINIO: Mr. Chairman, we've  
23 decided to not have rebuttal at this point.

24 The Schedler exhibit is not -- we've  
25 reviewed it and we do not believe that it is in any

1 material way a problem.

2 The trees in any situation would block  
3 the photo -- excuse me -- the sign. And, certainly,  
4 our argument then and is now that the existing berm  
5 would have no negative impact.

6 The existing berm would also help  
7 buffer, along with the narrow view and the distance,  
8 any impact on the Schedler property.

9 So that would conclude the proceeding.  
10 And we will now move onto -- I guess we'll have  
11 summations

12 You had indicated written summations,  
13 Mr. Whitaker.

14 MR. WHITAKER: We need to pick a date  
15 for Counsel, if they wish, to provide a written  
16 memorandum as to their position to the board members  
17 and the members of the public to review.

18 And we need to have the testimony from  
19 our planner.

20 But having just received the  
21 information tonight from the public comment, it would  
22 be inappropriate for him now to try to prepare and  
23 testify to a report since he's only received all the  
24 information tonight.

25 So we need another meeting for the

1 purposes of Counsel to give their response,  
2 summation, if you will, if they wish, to put a  
3 memorandum together for the Board to look also and  
4 review.

5 Mr. Barre would testify that evening.  
6 And then if the Board feels comfortable, they could  
7 vote that same night.

8 So we have to just look at the dates.  
9 And the dates that are out there are the 14th, the  
10 28th, the 11th and the 25th.

11 Unfortunately, I don't have  
12 availability the 28th and the 11th of June.

13 And I understand Counsel doesn't have  
14 the 14th?

15 MR. STANDRIFF: Of May.

16 MR. WHITAKER: Correct.

17 MR. D'ARMINIO: Oh.

18 MR. WHITAKER: Of May? Jane, what do  
19 we look like June 25?

20 MS. WONDERGEM: Well, June 25, I guess  
21 it was tentative for Les Dan (phonetic) to start  
22 testimony on their site plan.

23 CHAIRMAN BROWN: Mr. Whitaker, we know  
24 one board member won't be here on the 25th.

25 MR. WHITAKER: We need a seven-member

1 board.

2 CHAIRMAN BROWN: Yep.

3 VICE CHAIRMAN BANDELT: Yeah, I know I  
4 won't be here June 25th so...

5 MR. WHITAKER: We're looking for a  
6 different night.

7 The problem is availability of the  
8 room, it's like when there's a fifth Tuesday, but we  
9 don't have one of those.

10 Next week, we can't be ready by then

11 CHAIRMAN BROWN: No.

12 MR. WHITAKER: Jane, are there any  
13 Mondays that this room is not used, do you know.

14 MS. WONDERGEM: Monday is generally  
15 available.

16 (Whereupon, off-the-record discussion  
17 is held.)

18 MR. WHITAKER: Jane, are there any  
19 Mondays that this room is not used, do you know.

20 MS. WONDERGEM: Mondays are generally  
21 available.

22 MR. WHITAKER: Why don't we -- we don't  
23 have a meeting -- why don't we carry it until next  
24 week, because we have a meeting next week, not for  
25 this board to do any of the work I just described.

1 But by next week --

2 CHAIRMAN BROWN: So the 30th.

3 MR. D'ARMINIO: April 30th?

4 MR. WHITAKER: April 30th we could then  
5 determine a special meeting night just to do this and  
6 be done.

7 MR. D'ARMINIO: Yes.

8 MR. WHITAKER: And what we want to do  
9 between now and then, so everybody knows, these are  
10 volunteers that sit up here, make sure that the  
11 volunteers have that night free so we have the  
12 necessary people here for a vote.

13 As many of you know, but this is a use  
14 variance, so the applicant is entitled to seven  
15 members on the board to be here for that.

16 And there needs to be, for an approval  
17 to be granted, what someone already said is what's  
18 used. It's the supermajority, which means five out  
19 of the seven.

20 So we never have an application  
21 considered when there's only five members here or  
22 four members. We need to have seven.

23 So between now and next Tuesday, we'll  
24 poll the board members.

25 We'll look at availability of the room.

1                   And I need from both of you tomorrow  
2 the dates that you are available to be here also.  
3 Okay?

4                   MR. D'ARMINIO: Thank you.

5                   CHAIRMAN BROWN: Okay. Great.

6                   MR. D'ARMINIO: Thank you.

7                   CHAIRMAN BROWN: So we're going to  
8 carry it to April 30th, 7:30 p.m.

9                   No further notice required.

10                  MR. WHITAKER: But the only thing that  
11 will happen on April 30th is a discussion of when  
12 we're going to have a meeting.

13                  (Audience Outburst.)

14                  MR. WHITAKER: We have to carry it that  
15 way or, otherwise, we have to have another notice out  
16 there.

17                  That's all we're doing.

18                  There'll be no new testimony on the  
19 merits of the case.

20                  FEMALE AUDIENCE MEMBER: How will the  
21 public find out when it is?

22                  MR. WHITAKER: It will be on the  
23 website.

24                  MR. DeSILVA: Can we put it to  
25 September so that our summer holidays aren't...

1 MR. WHITAKER: No.

2 MR. DeSILVA: You know, last year  
3 Outfront Media's person went on holiday, but we had  
4 to forego ours.

5 MR. WHITAKER: Well, the last I looked,  
6 the summer is not in May.

7 We're looking to do this right away in  
8 May. That's the idea.

9 MR. DeSILVA: Well, I heard June.

10 MR. WHITAKER: The regular meetings are  
11 not until June.

12 And that we didn't want to do.

13 MR. DeSILVA: Okay, thank you.

14 CHAIRMAN BROWN: Thank you.

15 Have a goodnight.

16 MR. D'ARMINIO: Thank you.

17 CHAIRMAN BROWN: Thanks, everyone.

18 MR. D'ARMINIO: Thank you.

19 CHAIRMAN BROWN: I'll take a motion to  
20 adjourn.

21 VICE CHAIRMAN BANDELT: So moved.

22 CHAIRMAN BROWN: All in favor?

23 (Whereupon, all present members respond  
24 in the affirmative.)

25 CHAIRMAN BROWN: Thank you, everyone.

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(Whereupon, this matter will be  
continuing at a future date. Time noted:  
9:10 p.m.)

C E R T I F I C A T E

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I, LAURA A. CARUCCI, C.C.R., R.P.R., a Notary Public of the State of New Jersey, Notary ID. #50094914, Certified Court Reporter of the State of New Jersey, and a Registered Professional Reporter, hereby certify that the foregoing is a verbatim record of the testimony provided under oath before any court, referee, board, commission or other body created by statute of the State of New Jersey.

I am not related to the parties involved in this action; I have no financial interest, nor am I related to an agent of or employed by anyone with a financial interest in the outcome of this action.

This transcript complies with regulation 13:43-5.9 of the New Jersey Administrative Code.



LAURA A. CARUCCI, C.C.R., R.P.R.  
License #XI02050, and Notary Public  
of New Jersey #50094914, Notary  
Expiration Date December 3, 2026

Dated: May 7, 2024