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PLEASE RESPOND TO WOODCLIFF LAKE OFFICE

July 9, 2024

**VIA CERTIFIED MAIL, RRR**  
**PUBLIC NOTICE**

Re: Outfront Media LLC  
500 Route 17 South, Ridgewood, NJ  
Block 4703, Lot 10

Dear Property Owner:

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

The Applicant seeks use variance relief for: (1) use prohibited use, use proposed; (2) existing principal use on lot, second principal use proposed; (3) expansion of an existing non-conforming use with the addition of the Sign; (4) height variance relief, 30 ft. for a principal building required, 40 ft. proposed. In addition, Applicant seeks bulk variance relief for (1) minimum side yard setback: 12 ft. required, 10’ proposed. In addition, and depending on the determinations of the Board, the Applicant seeks bulk variance relief for: (1) exterior sign: 1 permitted on Property, 2 proposed; (2) exterior sign: on premise advertising permitted, off premise advertising proposed; (3) sign area: 60 sf permitted for two sided sign, 749.40 sf proposed; (4) sign height: 15 ft. permitted, 40 ft. proposed; (5) sign illumination: not to be visible to street or adjoining properties required, Sign visible to same proposed.

This is a continuation of prior hearings to allow the Board to accept summations as well as conduct a final vote.

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A Public Hearing on the application is scheduled for **Tuesday, July 23, 2024** in the Courtroom at Ridgewood Village Hall, 131 North Maple Avenue, Ridgewood, New Jersey at 7:30 P.M. or as soon thereafter as the matter may be heard and is open to all parties. The public comment portion of this hearing ended on April 23, 2024.

The Application and all documents are on file and available for review on the Village of Ridgewood website, [www.ridgewoodnj.net](http://www.ridgewoodnj.net), and at the office of the Secretary to the Zoning Board of Adjustment in the Ridgewood Village Hall, 131 North Maple Avenue, Ridgewood, New Jersey during office hours of 8:30 a.m. to 4:30 p.m.

Very truly yours,  
**PRICE MEESE SHULMAN & D'ARMINIO, P.C.**  
Attorneys for Outfront Media LLC

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

LLD:dm