

# STONEFIELD

January 17, 2025

Jane Wondergem, ZBA Secretary  
Village of Ridgewood  
131 N Maple Avenue  
Ridgewood, NJ 07450

**RE: 55 North Broad LLC  
Proposed Chase Bank with Drive-Through  
Block 3804, Lot 2.01  
55 North Broad Street  
Village of Ridgewood, Bergen County, New Jersey**

Ms. Wondergem:

Our office is submitting documents on behalf of the Applicant to address the comments contained within the Board Professional's Completeness Review Letter. Please find the following items enclosed:

ITEM DESCRIPTION	DATED	COPIES	PREPARED BY
Certification of Taxes	01-15-2025	3	Village of Ridgewood Tax Collector
Brand Book	01-10-2025	3	Philadelphia Signs
Floor Plan	-	3	Core States Group

**The following is an itemized response to the comments contained within the Preliminary and Final Site Plan and "D" Variance Completeness Review Letter dated January 13, 2025. For the sake of brevity, any comments that are statements of fact or have been previously addressed are not included in the response below:**

**190-67 General Requirements:**

1. Certificate from the Tax Collector indicating that all taxes and assessments for the subject property are paid up to and including the most recent collection period.

A certificate from the tax collector has not been provided, please confirm that all taxes are current.

**A Certification of Taxes confirming that all taxes are current is included with this resubmission.**

2. Construction details and specifications sufficient to illustrate the nature of site improvements, including but not limited to the following: signs.

The variance list indicates that relief is being sought related to signage. Details for the free-standing and building-mounted signage have not been provided. Please submit them for review.

**A Brand Book containing details for the proposed signage is included with this resubmission.**

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**190-73 Preliminary Major Site Plans:**

3. Floor plans for existing and proposed buildings, showing the use and layout of internal space, and front, rear and side building façade elevations, both at a scale not exceeding eight feet per inch.

Please provide floor plans for the proposed structure.

**A Floor Plan is included with this resubmission.**

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Should you have any questions regarding the submission items or responses above please do not hesitate to contact our office.

Regards,



Aaron Chan, PE CME  
**Stonefield Engineering and Design, LLC**

Via FedEx

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