

PUBLIC NOTICE

Village of Ridgewood Zoning Board of Adjustment

PLEASE TAKE NOTICE that the Village of Ridgewood Zoning Board of Adjustment (the "Board") will hold a public hearing on February 24, 2026 at 7:30 p.m. in the Sydney V. Stoldt, Jr. Courtroom on Level Four of the Village of Ridgewood Village Hall, located at 131 N Maple Avenue, Ridgewood, New Jersey 07450 to review and take formal action upon an application for bulk variance and design waiver/exception relief (the "Application") by TES TJ Realty LLC ("Applicant") with respect to property having a street address of 45 N Broad Street, Ridgewood, New Jersey 07450 and being designated as Block 3804, Lot 23 on the Village of Ridgewood Tax Map (the "Property"). The Property is located in the B-1 Zone in the Village of Ridgewood (the "Zone").

The Applicant proposes to add signage to the existing commercial building on the Property for the ground-floor tenant.

The Applicant seeks bulk variance relief pursuant to N.J.S.A. 40:55D-70(c) for individual façade tenant signs where same are not permitted.

The Applicant also seeks any additional deviations, exceptions, design waivers, submission waivers, variances, use variances, conditional use variances, interpretations, continuations of any pre-existing non-conforming conditions, modifications of prior imposed conditions and other approvals reflected on the filed plans (as same may be further amended or revised from time to time without further notice) and as may be determined to be necessary during the review and processing of the Application.

When this case is called, interested parties may appear, either in person or by attorney, and present any comments or questions which they may have regarding this Application. The public hearing may be continued without further notice on such additional or other dates as the Board may determine.

The Application and supporting materials (including maps and plans) will be available for public inspection free of charge to the public by visiting the Village of Ridgewood website at www.ridgewoodnj.net at least ten (10) days before the public hearing. Alternatively, members of the public may inspect copies of the Application materials and related documents at the Office of the Board, which is located at the Village of Ridgewood Village Hall, 131 N Maple Avenue, Ridgewood, New Jersey 07450.

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