

PUBLIC NOTICE
VILLAGE OF RIDGEWOOD
ZONING BOARD OF ADJUSTMENT
[Block 4703, Lot 14]

PLEASE TAKE NOTICE that the Zoning Board of Adjustment of the Village of Ridgewood (the “Board”) will hold a public hearing, to be conducted remotely as per the instructions below, on Tuesday, July 28, 2020 at 7:30 p.m. (or at such other place or later date and time or in such other means or method of electronic broadcast to which this matter may be adjourned at the aforesaid hearing), for the purpose of reviewing and taking action upon the application of 657 Ridgewood LLC (the “Applicant”), which seeks amended preliminary and final site plan approval with bulk variances in order to add a freestanding sign on the property commonly known as 657 Franklin Turnpike (at the intersection of southbound Route 17) and designated as Block 4703, Lot 14 on the Tax Map of the Village of Ridgewood (the “Property”). The Property is located in the OB-2 (Office Building) District pursuant to the Village of Ridgewood’s Land Use and Development Ordinance (the “Ordinance”).

In connection with the foregoing, the Applicant seeks all variances, waivers, exceptions and other relief necessitated by the plans it has currently filed with the Board, together with any additional variances, waivers, exceptions and other relief that may be necessitated by changes to the plans requested by the Board, and any and all other relief that the Board may determine to be appropriate or necessary for the Project. This relief may include, but may not necessarily be limited to the following: (i) a variance for two freestanding signs where the maximum permitted by Ordinance is one freestanding sign; (ii) a variance for a freestanding sign area of 15 sq. ft. where the maximum permitted by Ordinance is 10 sq. ft.; and (iii) a variance for a freestanding sign setback of 3.2 ft. where the Ordinance requires a minimum of 10 ft.

Join Zoom Meeting by putting the following URL into your browser:

<https://us02web.zoom.us/j/87234095457>

Or Telephone:

Dial (for higher quality, dial a number based on your current location):

US: +1-646-558-8656

Webinar ID: 872 3409 5457

Copies of the application are available for review on the Village of Ridgewood website, www.ridgewoodnj.net, or by contacting the Board Secretary at (201) 670-5500 x240 or at jwondergem@ridgewoodnj.net.

The instructions for how to access the hearing will also be posted on the Village Website (www.ridgewoodnj.net) at least 48 hours before the hearing, and interested persons seeking to participate in the hearing may visit the Village Website. In the alternative, if you cannot join the live meeting remotely for any reason, you may contact the Planning Board Secretary at (201)670-5500 x240 or via email at jwondergem@ridgewoodnj.net.

John M. Marmora, Esq., Attorney for Applicant
657 Ridgewood LLC
K&L Gates LLP
One Newark Center, 10th Floor
Newark, New Jersey 07102
(973) 848-4000