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September 6, 2019

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**Via Federal Express**

Ms. Jane Wondergem, Zoning Board Secretary  
Village of Ridgewood  
Village Hall - 131 N. Maple Ave.  
Ridgewood, New Jersey 07450

**Re: 657 Ridgewood LLC / Amended Preliminary and Final Major Site Plan Application  
657 Franklin Turnpike, Block 4703, Lot 14**

Dear Jane:

In connection with the above referenced application, and as requested in CME's completeness review letter # 1 dated August 26, 2019, enclosed please find fifteen (15) copies of the Site Plan Variance List.

Please let me know if you need anything else in connection with the application.

Very truly yours,

A handwritten signature in black ink that reads "Eileen Welsh".

**Eileen M Welsh, Project Manager**

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## Site Plan Variance List

Dated September 2019

**Proposed Monument Sign  
Block 4703, Lot 14  
657 Franklin Turnpike  
Village of Ridgewood, Bergen County, NJ**

### Signage:

- [§190-122H(3)(f)] – One movable freestanding sign specifically advertising the price of fuel shall be permitted, provided that said sign does not exceed 10 square feet in area and said sign shall not be closer than 10 feet to any property line.
  - Required maximum number of freestanding signs: 1  
*Proposed sign would be second freestanding sign on the site.*
  - Required maximum surface area: 10 sq. ft.  
*Proposed surface area: 18 sq. ft.*
  - Required minimum property line setback: 10 ft.  
*Proposed property line setback: 0.3 ft.*

### Reasons:

- The site has access from Route 17 and Franklin Turnpike. Vehicles on Franklin Turnpike are unable to see the fuel prices when accessing Route 17. The proposed sign will improve safety and efficiency so that the motoring public can see the fuel prices well in advance before deciding to turn into the site. The proposed sign will also promote free flow of traffic. The benefits substantially outweigh any detriment. The proposed sign will not cause substantial detriment to the public good or impair the intent and purpose of the zoning plan and ordinance.