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PLEASE RESPOND TO WOODCLIFF LAKE OFFICE

March 3, 2025

VIA CERTIFIED MAIL, RRR
PUBLIC NOTICE

Re: Outfront Media LLC
4 Indian Road, Denville, NJ
Block 41006, Lot 1

Dear Property Owner:

Please take notice that on March 19, 2025, at 7:00 pm, or as soon thereafter as the matter may be heard *OUTFRONT MEDIA LLC* ("Applicant"), will appear before the Denville Zoning Board of Adjustment ("Board") located in the Council Chambers, Municipal Building, 1 Saint Mary's Place, Denville, New Jersey, for preliminary and final site plan approval with use and bulk variance and related relief to construct and operate a 90-foot-high, +/- sign, with a 644.8 square foot multi-message outdoor advertising sign face as to the Eastbound I-80 View and 672 square foot static on-premise sign face as to the Westbound I-80 View (the "Proposed Sign"). The property in question is situated in the B-3 General Business District Zone and located on Tax Lot Block 41006, Lot 1 on the Official Tax Map of the Township of Denville with a street address of 4 Indian Road, Denville, NJ 07834.

The Applicant is requesting the following relief: use variance relief under N.J.S.A. 40:55D-70(d)(1) to permit a multi-message billboard as a principal use in the B-3 Zone where multi-message billboards are prohibited per §600-244 and §600-245 of the Township of Denville Municipal Code (the "Code"); use variance relief under N.J.S.A. 40:55D-70(d)(6) to permit a height of 90' when 30' is permitted for a principal use per §600-246A(1) and 20' is permitted for freestanding signs per §600-185D(1) of the Code; and bulk variance relief, if necessary, under N.J.S.A. 40:55D-70(c) for the following: exterior sign locations for electronic signs prohibited – exterior electronic sign proposed; electronic sign area may not exceed 2.5 square feet, 10 inches in height, 36 inches in width – 644.8 square feet in area proposed, 13'7¼" in height proposed, 47'3" in width proposed; minimum of 15 minutes between message changes required for

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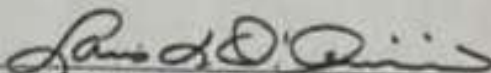
electronic sign – 8 seconds between message changes proposed for electronic sign; area of freestanding sign may not exceed 30 square feet – 672 square feet proposed for static sign. The Applicant also reserves the right to present to the Board evidence regarding its appeal under N.J.S.A. 40:55D-70(a) of the Construction Code Official's June 18, 2024 Zoning Determination.

In addition, the Applicant seeks any other variances, exceptions, waivers, interpretations, and other incidental relief that may be required or deemed necessary by the Board during its review of this Application, together with any further relief that may be deemed necessary by the Applicant during the hearing process, including that which may be generated by way of revised plans and submission of same. The Applicant reserves the right to amend its application accordingly.

A public hearing will take place at the location, date and time set forth above, at which time you may appear either in person or be represented by an attorney and present any testimony which you may have regarding this Application.

The application and supporting documents related to the Application are available for public inspection between the hours of Monday through Friday, 8:00 a.m. to 4:00 p.m. in the office of the Building Department in the Municipal Building, 1 Saint Mary's Place, Denville, New Jersey.

Very truly yours,
Price, Meese, Shulman & D'Arminio, P.C.
Attorneys for Outfront Media LLC

By: 
Louis L. D'Arminio, Esq.

L.L.D:dm