BOROUGH OF PARK RIDGE
PLANNING BOARD
NOTICE OF HEARING

PLEASE TAKE NOTICE that on May 13, 2026 at 8:00 p.m., Landmark AR Park Ridge, LLC (the "Applicant") will appear before the Borough of Park Ridge Planning Board (the "Board"), at Council Chambers of the Borough Hall, 53 Park Avenue, Park Ridge, New Jersey, for a public hearing concerning its application for amended preliminary and final major site plan, as described below, relating to property located at One Sony Drive, designated on the Borough of Park Ridge Tax Map as Block 301, Lot 1 (the "Property"). The Property is approximately 29.9 acres, and is part of a larger, approximately 37.23 acre overall tract of land formerly developed as Sony corporate offices which also contains property located within the Borough of Montvale (Block 3302, Lot 1), and the Borough of Woodcliff Lake (Block 204, Lot 2). The Property is located in the AH-4 Affordable Housing Zone District.

The Applicant obtained preliminary and final major site plan approval from the Borough of Park Ridge Planning Board to construct an inclusionary multifamily residential project consisting of 448 residential units on the Property, of which 68 would be affordable, together with amenities and related site improvements (the "Approval"). The Approval was memorialized via Resolution #2023-4 on January 11, 2023. One of the buildings approved as part of the Approval was a three-story apartment building over garage parking ("Building F1").

The Applicant now seeks amended preliminary and final site plan approval to modify the Approval only with respect to Building F1. Rather than construct Building F1 as approved, the Applicant proposes to construct three, 3-story apartment buildings within generally the same footprint of Building F1. New Building J1 and J2 will each contain 27 units, and New Building I1 will contain 32 units, for a total of 86 units. The Applicant also proposes some limited modifications to the location of parking spaces and traffic circulation within the development on the Property.

The Applicant does not propose any other changes and the development will otherwise remain consistent with the Approval.

The Applicant will seek any such variances, waivers, exceptions and/or relief that may be required upon a review of the plans, testimony and other materials at the public hearing.

The application, documents, maps, papers and plans for which approval is being sought are available for public inspection with the Administrative Clerk of the Board at the Planning and Zoning Office in the Municipal Building, 53 Park Avenue, Park Ridge, New Jersey, Monday through Friday during normal business hours 8:00 a.m. to 4:00 p.m., except holidays. The Administrative Clerk may be reached by telephone at (201) 391-5673, or by e-mail at tjaneiro@parkridgeboro.com for assistance. As of the date of this notice, Ms. Tonya Janeiro is the Administrative Clerk of the Planning Board.

The public hearing may be continued without further notice on such additional or other dates as the Board may determine.

This information is provided pursuant to N.J.S.A. 40:55D-10b. All interested persons may attend and be heard at the aforesaid hearing.

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Attorney for Applicant