NOTICE OF DECISION
BOROUGH OF PARK RIDGE
PLANNING BOARD

PLEASE TAKE NOTICE that at a public hearing held on June 10, 2026, the Borough of Park Ridge Planning Board (the "Board") memorialized a resolution approving the application of Landmark AR Park Ridge, LLC (the "Applicant") for amended preliminary and final site plan approval on property located at One Sony Drive, designated on the Borough of Park Ridge Tax Map as Block 301, Lot 1.

The Applicant previously obtained preliminary and final major site plan approval from the 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 "Prior Approval"). The Prior Approval was memorialized via Resolution #2023-4 on January 11, 2023. One of the buildings approved as part of the Prior Approval was a three-story apartment building over garage parking ("Building F1").

As part of this application, the Applicant received amended preliminary and final site plan approval to modify the Prior Approval only with respect to Building F1. Rather than construct Building F1 as approved, the Applicant received approval to construct three (3), 3-story apartment buildings (Building J1, J2, and I1) within generally the same footprint of Building F1. Building J1 and J2 will each contain 27 units, and 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. The Applicant did not receive any variances, and the development will otherwise remain consistent with the Prior Approval.

The resolution of approval is on file with the Administrative Clerk of the Board at the Planning and Zoning Office in the Municipal Building located at 53 Park Avenue, Park Ridge, New Jersey, during regular business hours 8:00 a.m. to 4:00 p.m., Monday through Friday, excluding holidays. For assistance in obtaining a copy of the resolution, contact Ms. Tonya Janeiro, the Administrative Clerk of the Planning Board, by phone at (201) 391-5673, or by e-mail at tjaneiro@parkridgeboro.com. This notice is given pursuant to N.J.S.A. 40:55D-10i.

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