



VILLAGE OF RIDGEWOOD

131 NORTH MAPLE AVENUE
RIDGEWOOD, NEW JERSEY 07451

BUILDING DEPARTMENT

(201) 670-5500
FAX: (201) 670-5549

ANTHONY MERLINO
DIRECTOR/CONSTRUCTION OFFICIAL
DEPT. OF ELDG. & INSPECTIONS

PAUL KALKSMA
BUILDING SUBCODE OFFICIAL

February 3, 2012

Mr. Denny Wiggers
387 Paramus Road
Paramus, N.J. 07652

Re: 580 Route 17 North

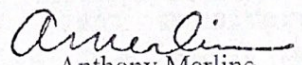
Dear Mr. Wiggers:

It has been determined that because of changes that you have made to the above referenced property, and because you are intensifying the prior nonconforming use that had been in existence in past years, you are found to be in violation of the Village of Ridgewood Land Use and Development Ordinance. Section 190-126C(1) states "Any nonconforming use or structure which is nonconforming because of use shall not be enlarged, extended or structurally altered in any manner whatsoever". It is apparent that changes have already been made which did not exist prior to you taking over the property, changes which require special approvals from the Zoning Board of Adjustment in the form of a use variance and site plan approval.

Immediately remove the large concrete blocks used to make storage bins for landscaping materials, remove the large piles of firewood, and other debris by February 10, 2012, or a summons will be written to appear in Municipal Court. Simultaneously file an application with the aforementioned Zoning Board for a use variance and site plan approval or face an additional court summons.

Finally, until a use variance is granted, you cannot operate this expanded business. If you are found to be open and in operation, you will continue to receive summons. Your full cooperation is required to avoid further action from the Village of Ridgewood.

Sincerely,


Anthony Merlino
Construction Official
Zoning Officer

AM/pgp
Cc: Eric Roos



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March 31, 2011

Re: 560-562 Route 17
Block 4704 Lot 6.01
Ridgewood, N.J.

To Whom It May Concern:

As a result of inspections performed, which were prompted by complaints from adjacent property owners, you are hereby put on notice that you are in violation of several sections of the Village of Ridgewood Land Use and Development Code, specifically, among other issues, the expansion of a non-conforming use. There are trucks and pieces of equipment related to a tree service business which has no approval to exist on the above referenced site. Other illegal changes include the removal of trees and other live vegetation which may or may not have been in place to provide screening for adjoining properties. Soil movement has taken place without the benefit of permits and review by the Village Engineering Department, as well as grade changes which could very well be in violation of the Village's storm water rules. Fences have been installed and/or relocated without the benefit of any Village review, which as alleged by adjacent residential property owners, may have been erected on these adjacent properties. All of the above changes must have approvals by the Village of Ridgewood, which approvals must be granted before any of the above changes could be made.

It is the opinion of the undersigned, that the Zoning Board of Adjustment of the Village of Ridgewood will be the body to which an application must be made in order to present the above mentioned changes already made, for their consideration and possible approval. Failure to respond to this letter immediately upon receipt will result in Municipal Court summonses being issued to any person involved in the businesses now on site who had anything to do with those changes.



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February 3, 2012

If you have an attorney with whom you regularly do business with, I will request that you ask him or her to contact me, as I will explain further what must now occur in order to rectify these violations, and avoid further action from this Department.

Sincerely,

Anthony Merlino
Construction Official
Zoning Officer

AM/pgp

Cc: Chris Rutishauser
Mike Clark
Joe J'Rourke
Smita Patel
Hardwood Tree Service

Anthony Merlino

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February 3, 2012

Eric Roos
17 Bayview Avenue
Bayville, N.J. 08721

Re: 580 Route 17 North
Ridgewood, N.J.

Dear Mr. Roos:

You are hereby required to remove all outdoor storage not related to any prior nonconforming use of the above referenced property. This includes all garbage and debris including any vehicle. The storage of cars and commercial vehicles is not permitted in that zone.

Your full and immediate attention is required to avoid further action from this Department.

Sincerely,

Anthony Merlino
Construction Official
Zoning Officer

AM/pgp

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|------------------------|--|---------------|-----------------|--------------------------|
| Indictment/Arrest Date | Indictment/Accusation/ Complaint/Municipal Number | Appeal Number | Sentencing Date | Name of Sentencing Judge |
|------------------------|--|---------------|-----------------|--------------------------|

Part D: Records Requested by Division

Please describe records requested as completely as possible. Include any case numbers, dates and names of individuals involved. Attach additional pages if necessary.

| | | | |
|-----------------------------|--|---|--|
| Def: ROOS, ERIC 4/28 | CASE # SC 2012 9476 SC 2012 9477 SC 2012 9487 | COMPLAINT 190-121 165-14 172-6 | Esq: off street parking, loading & circulation Notice to remove (Craigslist, RB, Seal) Nuisances enumerated - Health & Sanitation |
| Def: Wiggers, Denny 6/28 | SC 2012 9511 SC 2012 9512 9513 | 190-97B 190-126C(1) 190-126C | Esq: Permits Certificate of Occupancy Zoning Permit. (Expansions on Altrachs Non Conforming Uses & Structures |

Part E: Copy Fees

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|---|--|--|
| Copy Fees: 5¢ per page letter size 7¢ per page legal size | Special Copy Requests - Additional fees will be charged <input type="checkbox"/> Seal only <input type="checkbox"/> Certified with Seal <input type="checkbox"/> Certified without Seal <input type="checkbox"/> Exemplified (includes Seal) | Are you a named party or attorney in this case? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
|---|--|--|

For Judiciary Use Only

| | |
|--|------------------|
| Disposition <input type="checkbox"/> Delivered <input type="checkbox"/> Denied <input type="checkbox"/> Unavailable | Disposition Date |
|--|------------------|

If request is denied or records are unavailable, explain here. Attach additional pages if necessary.