

A-7



VILLAGE OF RIDGEWOOD

131 NORTH MAPLE AVENUE
RIDGEWOOD, NEW JERSEY 07451

BUILDING DEPARTMENT

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

ANTHONY MEELINO
DIRECTOR/CONSTRUCTION OFFICIAL
DEPT. OF BLDG. & INSPECTIONS

PAUL KALKSMA
BUILDING SUBCODE OFFICIAL

March 31, 2011

Re: 560-362 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 those 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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ANTHONY MERLINO
DIRECTOR/CONSTRUCTION OFFICIAL
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PAUL KALKSMA
BUILDING SUBCODE OFFICIAL

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,

A handwritten signature in cursive script, appearing to read "A. Merlino".

Anthony Merlino
Construction Official
Zoning Officer

AM/pgp

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

355 Mails or Priority
90 Years



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ANTHONY MERLINO
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DEPT. OF BLDG. & INSPECTIONS

PAUL KALKSMA
BUILDING SUBCODE OFFICIAL

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



VILLAGE OF RIDGEWOOD

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RIDGEWOOD, NEW JERSEY 07451

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(201) 670-5500
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ANTHONY MERLINO
DIRECTOR/CONSTRUCTION OFFICIAL
DEPT. OF BLDG. & INSPECTIONS

PAUL KALKSMA
BUILDING SUBCODE OFFICIAL

February 3, 2012

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

Re 580 Route 17 North

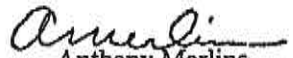
Dear Mr. Wiggers:

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 Rous



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

PAUL KALKSMA
BUILDING SUBCODE OFFICIAL

March 15, 2012

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

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

Dear Mr. Wiggers:

It is apparent that you do not have true intentions to cooperate with the Village and neighbors adjacent to the above referenced property, as you claim you do. This letter is to inform you that you continue to be in violation of your Certificate of Continued Occupancy in that you have increased the non-conforming status of the prior use of the property, and material, debris, and vehicles which you promised would be removed are still present at the site. Two more summonses have gone out, in addition to the two from last week. This letter is to inform you that further legal action from the Village will be taken to close the business which is operated in violation of Village codes.

Your Certificate of Continued Occupancy is hereby revoked and if you continue operations after the receipt of this letter, I will request a maximum daily fine from the Court until all matters are resolved. Contact me in writing immediately upon receipt of this letter, preferably through your attorney with your intentions as to how and when you will abate the violations which have remained outstanding for months at the referenced site.

Your immediate attention and cooperation is required.

Very truly yours,

Anthony Merlino
Construction Official
Zoning Officer

AM/pgp

CC: Carlo Madrachimov, Building Inspector
Christopher Rutishauser, Village Engineer
Greg Moritz, Property Maintenance
Eric Roos ✓

COURT I.D. 0251 PREFIX SC COMPLAINT NUMBER 009477 Municipal Court: Village of Ridgewood, 131 No. Maple Ave. Ridgewood, NJ 07451

COURT I.D. 0251 PREFIX SC COMPLAINT NUMBER 009476 Municipal Court: Village of Ridgewood, 131 No. Maple Ave. Ridgewood, NJ 07451

The State of New Jersey vs. Defendant's Name: First Initial Last ERIC ROOS Address 17 BAYVIEW AVE. City BAYVILLE State NJ Zip Code 08721 Telephone Birth Date: Mo. Day Yr. Sex. Eyes Height Restrictions Driver's License #

The State of New Jersey vs. Defendant's Name: First Initial Last ERIC ROOS Address 17 BAYVIEW AVE. City BAYVILLE State NJ Zip Code 08721 Telephone Birth Date: Mo. Day Yr. Sex. Eyes Height Restrictions Driver's License #

STATE OF NEW JERSEY COUNTY OF BERGEN JSS:

STATE OF NEW JERSEY COUNTY OF BERGEN JSS:

Complaining Witness: Greg Morote (Name) 211 (Identify Dept/Agency Represented) (Badge No.) Residing at 131 N. MAPLE AVE. RIDGWOOD

Complaining Witness: Greg Morote (Name) 211 (Identify Dept/Agency Represented) (Badge No.) Residing at 131 N. MAPLE AVE. RIDGWOOD

by certification or on oath, says that to the best of his/her knowledge or information and belief, the named defendant on or about the 3 5 12 10 AM in RIDGEWOOD 0251 County of BERGEN N.J.

by certification or on oath, says that to the best of his/her knowledge or information and belief, the named defendant on or about the 3 5 12 10 AM in RIDGEWOOD 0251 County of BERGEN N.J.

did commit the following offense: FAILURE TO REMOVE DEBRIS 105-14

did commit the following offense: COMMERCIAL VEHICLE STORAGE 190-121

In violation of (one charge only) (Statute, Regulation or Ordinance Number)

In violation of (one charge only) (Statute, Regulation or Ordinance Number)

LOCATION OF OFFENSE Describe Location

LOCATION OF OFFENSE Describe Location

OATH: Subscribed and sworn to before me this day of yr

OATH: Subscribed and sworn to before me this day of yr

OR I am subject to punishment.

OR I am subject to punishment.

(Signature of Complaining Witness) 3-5-12

(Signature of Complaining Witness) 3-5-12

(Signature of Person Administering Oath) (Signature of Complaining Witness)

(Signature of Person Administering Oath) (Signature of Complaining Witness)

PROBABLE CAUSE DETERMINATION FOR ISSUANCE OF PROCESS:

PROBABLE CAUSE DETERMINATION FOR ISSUANCE OF PROCESS:

COURT USE ONLY LAW/CODE ENFORCEMENT USE ONLY Probable cause is found for the issuance of this Complaint-Summons. YES NO (Signature of Judicial Officer) YES NO (Signature of Judge) The complaining witness is a law enforcement officer or a code enforcement officer with territorial and subject matter jurisdiction and a judicial probable cause determination is not required prior to the issuance of this Complaint-Summons.

COURT USE ONLY LAW/CODE ENFORCEMENT USE ONLY Probable cause is found for the issuance of this Complaint-Summons. YES NO (Signature of Judicial Officer) YES NO (Signature of Judge) The complaining witness is a law enforcement officer or a code enforcement officer with territorial and subject matter jurisdiction and a judicial probable cause determination is not required prior to the issuance of this Complaint-Summons.

YOU ARE HEREBY SUMMONED TO APPEAR BEFORE THIS COURT TO ANSWER THIS COMPLAINT IF YOU FAIL TO APPEAR ON THE DATE AND AT THE TIME STATED. A WARRANT MAY BE ISSUED FOR YOUR ARREST.

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NOTICE TO APPEAR COURT APPEARANCE REQUIRED COURT DATE 3 22 12 Time 4:30 AM

NOTICE TO APPEAR COURT APPEARANCE REQUIRED COURT DATE 3 22 12 Time 4:30 AM

(Date Summons Issued) (Signature of Person Issuing Summons)

(Date Summons Issued) (Signature of Person Issuing Summons)

COURT I.D. PREFIX COMPLAINT NUMBER Municipal Court
 0251 SC 009477 Village of Ridgewood
 131 No. Maple Ave.
 Ridgewood, NJ 07451

The State of New Jersey
 VS.

Defendant's Name: First Initial Last
 ERIC L. BOOS
 Address: 17 Bayview Ave. Bayville
 State Zip Code Telephone
 NJ 08721
 Birth Mo. Day Yr. Sex Eyes Height Restrictions
 Driver's License # Exp. Date

STATE OF NEW JERSEY BERGEN
 COUNTY OF BERGEN JSS:

Complaining Witness: George Herzik (Name) 211
 of 131 No. Maple Ave. Bayville
 Residing at

by certification or on oath, says that to the best of his/her knowledge, information and belief, the named defendant on or about the Month Day Year Time
 in RIDGEWOOD 0251 County of BERGEN NJ
 did commit the following offense: Failure to appear
 105-14

COMPLAIN

In violation of (one charge only) (Statute, Regulation or Ordinance Number)
 LOCATION OF OFFENSE Describe Location

OATH: Subscribed and sworn to before me this ___ day of ___, yr. _____
 I am subject to punishment.
 I am subject to punishment.

(Signature of Complaining Witness) [Signature]
 (Date) 3-5-12

(Signature of Person Administering Oath)
 PROBABLE CAUSE DETERMINATION FOR ISSUANCE OF PROCESS:
 COURT USE ONLY LAW/CD ENFORCEMENT USE ONLY

Probable cause is found for the issuance of this Complaint-Summons.
 YES [] The complaining witness is a law enforcement officer or a code subject matter jurisdiction and a judicial probable cause determination is not required prior to the issuance of this Complaint-Summons.
 NO [] (Signature of Judicial Officer)
 YES [] (Signature of Judge)

YOU ARE HEREBY SUMMONED TO APPEAR
 BEFORE THIS COURT TO ANSWER THIS COMPLAINT IF YOU FAIL TO APPEAR ON THE DATE AND AT THE TIME STATED. A WARRANT MAY BE ISSUED FOR YOUR ARREST.
 NOTICE TO APPEAR
 COURT APPEARANCE [] COURT RATE [] Day [] Year [] Time [] AM

COURT I.D. PREFIX COMPLAINT NUMBER Municipal Court
 0251 SC 009476 Village of Ridgewood
 131 No. Maple Ave.
 Ridgewood, NJ 07451

The State of New Jersey
 VS.

Defendant's Name: First Initial Last
 ERIC L. BOOS
 Address: 17 Bayview Ave. Bayville
 State Zip Code Telephone
 NJ 08721
 Birth Mo. Day Yr. Sex Eyes Height Restrictions
 Driver's License # Exp. Date

STATE OF NEW JERSEY BERGEN
 COUNTY OF BERGEN JSS:

Complaining Witness: George Herzik (Name) 211
 of 131 No. Maple Ave. Bayville
 Residing at

by certification or on oath, says that to the best of his/her knowledge, information and belief, the named defendant on or about the Month Day Year Time
 in RIDGEWOOD 0251 County of BERGEN NJ
 did commit the following offense: Failure to appear
 190-12.1

COMPLAIN

In violation of (one charge only) (Statute, Regulation or Ordinance Number)
 LOCATION OF OFFENSE Describe Location

OATH: Subscribed and sworn to before me this ___ day of ___, yr. _____
 I am subject to punishment.
 I am subject to punishment.

(Signature of Complaining Witness) [Signature]
 (Date) 3-5-12

(Signature of Person Administering Oath)
 PROBABLE CAUSE DETERMINATION FOR ISSUANCE OF PROCESS:
 COURT USE ONLY LAW/CD ENFORCEMENT USE ONLY

Probable cause is found for the issuance of this Complaint-Summons.
 YES [] The complaining witness is a law enforcement officer or a code subject matter jurisdiction and a judicial probable cause determination is not required prior to the issuance of this Complaint-Summons.
 NO [] (Signature of Judicial Officer)
 YES [] (Signature of Judge)

YOU ARE HEREBY SUMMONED TO APPEAR
 BEFORE THIS COURT TO ANSWER THIS COMPLAINT IF YOU FAIL TO APPEAR ON THE DATE AND AT THE TIME STATED. A WARRANT MAY BE ISSUED FOR YOUR ARREST.
 NOTICE TO APPEAR
 COURT APPEARANCE [] COURT RATE [] Day [] Year [] Time [] AM

REQUEST TO APPROVE PLEA AGREEMENT
RIDGEWOOD VILLAGE MUNICIPAL COURT

DEFENDANT'S NAME: _____

(Please Print)

ERIC ROOS

Complaint #	Original Charge #	Amended to	G/D/M*	Recommended Sentence / Comments
SC 2012 9476	190-171	Comm. Veh. Storage	D	Prior USE ESTABLISHED.
SC 2012 9477	165-14		G	200 + CC
SC 2012 9486	223-126		G	200 + CC
SC 2012 9487	172-6		B	THE COURT RECOMMENDED 200 + CC

*G = Guilty; D = Dismissed; M = Guilty But Merged

DEFENDANT'S ACKNOWLEDGEMENT

I understand the nature of the amended charge(s) against me and the consequences of my guilty plea. I understand and agree voluntarily to the terms of the plea agreement set forth above.
 I further understand that if the judge does not accept my guilty plea or agree with the recommended sentence, I can withdraw it and plead not guilty.

11/13/12

 Defendant

PROSECUTOR'S ACKNOWLEDGEMENT

The defendant and I, as the prosecutor in this case, reached the above plea agreement in accordance with R. 7-6-2 and with the Guidelines for Operation of Plea Agreements in the Municipal Courts of New Jersey.
 I represent to the Court that the original charge(s) listed above is/are listed on the State or Local Supplemental Violations Bureau Schedule and that the offense did not involve an accident resulting in personal injury to any person.

 Date

 Prosecutor

