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Marianne A. Garibaldi
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Paralegals

January 4, 2022

Via email only

Board of Adjustment
Village of Ridgewood
131 N. Maple Ave.
Ridgewood, NJ 07450
Att: Jane Wondergem, Board Secretary

RE: Applicant: Eric Roos
560 Route 17 North
Ridgewood, NJ 07450
Block 4704, Lot 6.01, Zone R-125 (the "Property")

Dear Ms. Wondergem:

With respect to the above referenced matter, I have reviewed the December 2021 draft resolution approving the Application of Eric Roos for a Certification of Nonconforming Use for the Property as determined by the Board of Adjustment (the "Board") at its meeting held on September 28, 2021.

After review of the proposed Resolution with my client, Mr. Eric Roos, as well as the contract purchaser's real estate and land use attorneys, we would respectfully request that the Board incorporate the following technical modifications into the final form of Resolution for adoption at the meeting scheduled for January 11, 2022:

1. Add the following after "on the site" in Paragraph 5(C) on Page 3: ... the Board acknowledging that the operation of the nursery business involves the transporting of nursery stock and landscaping materials from the site to various job locations for installation and maintenance; and
2. Add the following after "shall occur on the property" in Paragraph 5(C) on Page 4: except as may be ancillary and accessory to the nursery business (such as the chipping of unsold Christmas trees, or the splitting of a log that may come from a job site). The

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making of mulch, or the cutting of wood for firewood or woodchips shall not be conducted as a principal activity, and no large-scale equipment, such as a tub-grinder, shall be used.

The activities noted above, per the prior testimony of Mr. Roos during Application completed on September 28, 2021, as well as the 1999 hearing testimony also of Mr. Roos, incorporated within the July 14, 1999 Resolution, were engaged in by the Applicant.

I will be present at the January 11, 2022 public meeting, accompanied by Mr. Roos, together with C. Boyd Cote, Esq. and/or David L. Rutherford, Esq., counsel for the contract purchaser, Anthony DiMeglio. Please confirm if this meeting will be held in person or virtual.

Should you have any questions or concerns, please contact our office.

Very truly yours,


GARIBALDI & GARIBALDI, L.L.C.

By: _____

Robert L. Garibaldi, Jr., Esq.

RLG:ad

Cc: Mr. Eric Roos (via e-mail)
Bruce E. Whitaker, Esq. (Via Email)
C. Boyd Cote, Esq. (via email)
David L. Rutherford, Esq. (via email)