

Jane Wondergem

From: Jacqueline Hone <jhone201@yahoo.com>
Sent: Tuesday, September 21, 2021 10:07 AM
To: Jane Wondergem
Subject: Roos Application

Ms. Wondergem,

Please submit the correspondence below and attached pictures, pertinent to the Roos Application, as an exhibit for Board review.

Thank you,
Jacqueline Hone

From: Paul Darpa <pdemail18@yahoo.com>
Date: May 3, 2012 5:41:02 PM EDT
To: Jackie Hone <jhone201@yahoo.com>
Subject: Fw: Help..
Reply-To: Paul Darpa <pdemail18@yahoo.com>

Paul D'Arpa
Key Environmental Pest Control
201 857-3900

----- Forwarded Message -----

From: Deborah Hirt <Deborah.Hirt@dot.state.nj.us>
To: Paul Darpa <pdemail18@yahoo.com>
Sent: Thursday, May 3, 2012 4:05 PM
Subject: Re: Help..

Hello again,

Based on what you are telling me, I will check with our Major Access Unit to see if they would have an issue with the exiting trucks backing out onto Rte. 17. I personally would think they would, but can't be certain. So give me some time to check on that. Thanks for the additional info. Take care,

Debbie

>>> Paul Darpa <pdemail18@yahoo.com> 5/3/2012 3:12 PM >>>

Deborah,

Thank you for your quick response. It is my understanding that these activities would have had to begin prior to 1976 to be grandfathered in. We don't believe this is the case at all. The properties involved

all have access to West Saddle River road but have opted to open up on the Rt. 17 side in an attempt to fly under the radar with all their commercial activity. I am surprised that the DOT has not shown more concerned about 53 ft trailers using such a small cut driveway with a more than 90 degree turn onto the property as an ingress and egress onto a high speed state road and allow all this to happen around an active bus stop and off ramp. There is no room for these truck to turn around once on the property for a forward exit. They are backing out of the property back onto Rt 17 once they have made their deliveries. Any aerial shots including Google imagery would not be current enough to show a newly installed fence on the neighboring property prohibiting trucks to make U turns.
Concerned and Hopeful,

Paul D'Arpa
Key Environmental Pest Control
201 857-3900

From: Deborah Hirt <Deborah.Hirt@dot.state.nj.us>
To: Paul Darpa <pdemail18@yahoo.com>
Sent: Thursday, May 3, 2012 2:57 PM
Subject: Re: Help..

Good afternoon, Mr. D'Arpa,

Thank you for your e-mail and inquiry into this matter of the business located on Rte. 17. Unfortunately, I am sorry to say, there is nothing the Dept. of Transportation can offer you in assistance. If the owner of the property had not made any changes to the access into or out of the property, then all of the issues fall under the jurisdiction of Ridgewood and their Zoning Board. Based on your photos, the original building has been modified (larger) which would have had to have been approved by the local Zoning board or Zoning Officer. As well as the "use" of the property. If the local Zoning Board approved the "additional" business or increase to business, then it has nothing to do with the Dept. of Transportation. I am sorry I can not help you. If there have been changes to the actual access to the property, then maybe I can look into that matter with our Major Access Unit. But otherwise, again, I am sorry but we can't be of any help. If you have any additional questions, or if I can be of any further assistance, please feel free to contact me. Thank you again for your inquiry and I hope you have a very nice day. Take care,

Debbie Hirt
Office of Community Relations

>>> Paul Darpa <pdemail18@yahoo.com> 5/2/2012 12:19 PM >>>

Deborah,

My name is Paul D'Arpa and I live at 574 Racetrack Road ,Ridgewood. (block 4704 Lot 3)

I was told to contact you by David Ganz, he thinks you might be able to help.

I'll try to keep this short but we believe that the two mentioned properties may not be grandfathered in to the current use of egress and ingress of rt 17. Or at least not to the extent and nature of what is happening here now. One of these properties had operated as a garden center for homeowners to purchase seasonal plants. That has now shifted to a full blown nursery outlet for local landscapers to come with truck/trailers and all related commerce. These properties which are zoned for single family use are now operating fully commercially and the noise, traffic and other related annoyances are impacting our quality of life. The commercial activity has increased 10 fold over the last two years. The operators have leveled several hundred trees in an attempt to aid in moving large vehicles in an out. Between the two properties listed there are more than 40 trucks parked over night. Most of these trucks along with additional vender trucks from one of these properties, unable to speed up quick enough to merge onto Rt 17N to reach a more appropriate u-turn exit, are all using the the little Racetrack Road exit to return south. This has created a dangerous situation for the local residents attempting to exit onto Racetrack road. Often 40' plus trailers delivering to one of these properties is either attempting to back in or back out of the lot on to Rt 17 while cars pass at 55mph. The commercial traffic on this exit has increased 10 fold. The first two house off the exit on the south side of the street are school bus stops and heavy landscapers and logging trucks are frequenting this exit regularly at a high rate of speed. There is no speed limit posted on this street.

I am writing this letter on behalf of all the concerned residents in this immediate area who are experiencing

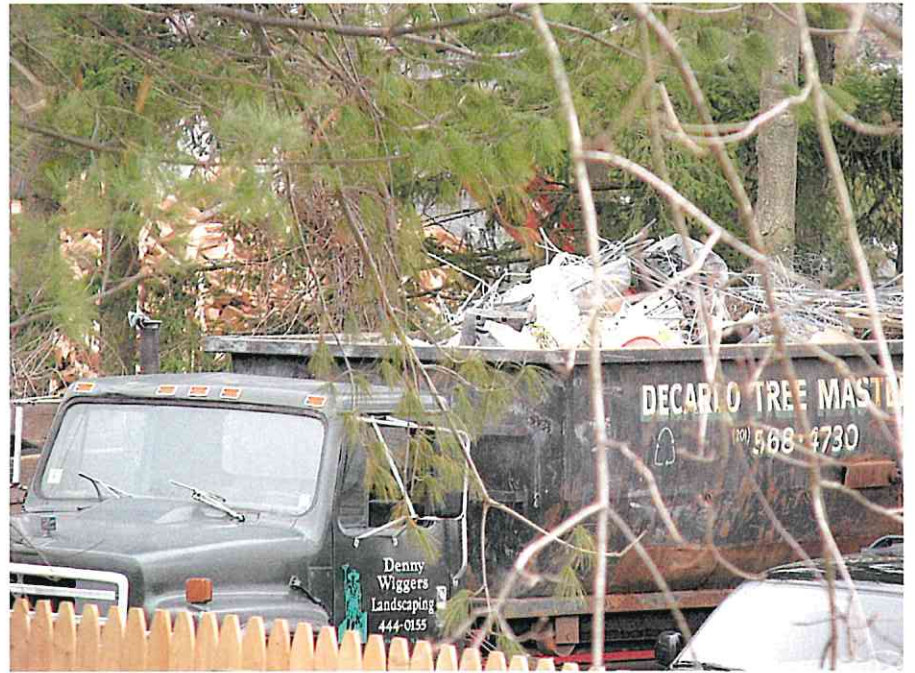
the same issues. Please feel free to contact me for a tour of this madness...

I have attached photos. I have more and continue to collect them when I have time.

Block 4704, Lot 6.01 Consisting of 1.334 Acres, Zoned R-125

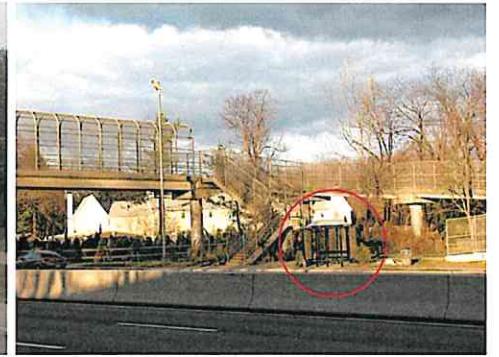
*Owner, Eric Roos, 530 West Saddle River Road, Ridgewood, NJ and
Block 4704, Lot 7.04, Owner, Ward*

Paul D'Arpa
Key Environmental Pest Control
201 857-3900





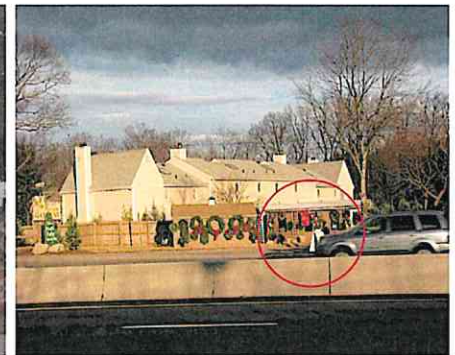
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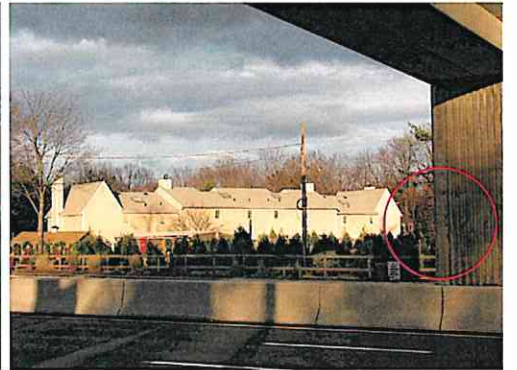
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