


**INTEROFFICE CORRESPONDENCE**  
**VILLAGE OF RIDGEWOOD**  
Department of Public Works  
Division of Engineering

**TO:** Village of Ridgewood Zoning Board of Adjustment

**FROM:** Christopher J. Rutishauser, P.E., C.P.W.M, Village Engineer, 

**RE:** **Eric Roos**  
560 Route 17 North  
Block 4704, Lot 6  
File No. ZBA 19-39

**SUB:** **Request for Certification of Nonconforming Use**

**DATE:** March 29, 2021

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The referenced application before the Board is basically a resubmittal of a prior attempt. The materials are by and large the same, with the exception of an updated and relatively current survey of the property.

I have reviewed the current materials (please see exhibit list provided with the applicant's package) for the request for certification of a nonconforming use at the property. I also compared the current materials with historical information in our files about this site. The following submitted materials were reviewed:

- Village of Ridgewood Zoning Board of Adjustment Application, with a received date of July 11, 2019.
- Location Survey, prepared by Jeffrey H. Kleine, P.L.S., Lapatka Associates, Inc., 12 Route 17 North, Suite 230, Paramus, New Jersey 07652, dated February 19, 2010, with a most recent revision date of October 2, 2019

The following comments and observations are for the Board's consideration regarding this application.

**Site Plan**

- The applicant in their application form requests a discussion regarding Lot 6.0, Block 4704. This is incorrect as that the parcel was subdivided in 1988 into Lots 6.01 and 6.02. The Village Tax Map lists Lots 6.01 and 6.02. The submitted survey indicates lots 6.01 and 6.02 for Block 4704 Please clarify which lot is to be considered by the Board. This item has still not been clarified on the application form by the applicant since prior reviews.
- Request the applicant to clarify how each of the three (3) buildings shown on the survey deals with sanitary sewage disposal. Are the buildings connected to the Village's wastewater collection system? If so, how?

- The most recently submitted survey shows the one existing free standing sign at the west edge of the site encroaching into the right-of-way of State Route 17. Absent an executed encroachment agreement with the New Jersey Department of Transportation (NJDOT), this sign should be removed.
- A stockade fence is shown between the subject parcel and the property to the north. It should be clearly established who this fence belongs to. At one point the fence is set approximately 8-feet back from the property line onto the adjacent parcel.
- The most recently submitted survey shows an 8-foot by 10-foot shed along the south property line approximately 235-feet from the southwest property corner, towards the middle of the site. This shed was not shown on the 2010 Survey. Request the applicant to provide satisfactory evidence that the shed had been subject to a zoning review by the Village and its existence is permitted.
- The most recently submitted survey shows a 9.5-foot by 18.3-foot shed approximately 45-feet northwest of the first shed. This shed was not shown on the 2010 Survey. Request the applicant to provide satisfactory evidence that the shed had been subject to a zoning review by the Village and its existence is permitted on Lot 6.01.
- Request the applicant to clarify the intended use of the 15-foot right-of-way from Lot 6.01 across Lot 6.02 to West Saddle River Road. Will there be egress from Lot 6.01 to West Saddle River Road for the proposed use?

#### **Site Utilities:**

- The Board and the applicant are reminded, that any increase gross floor area of any new or existing structures on the subject property (presumed to be Lot 6.01, Block 4704) shall trigger a commercial sanitary sewer connection fee in accordance with Ordinance No. 3635.
- The two sheds shown on the Updated Survey will trigger a sanitary sewer connection fee in accordance with Ordinance No. 3635 if they are determined to be additional or new development on the site.
- Does the property utilizes well water for the indicated sprinkler heads or are they connected to Ridgewood Water's distribution system? If the site utilizes well water, the well(s) must be registered with the Village of Ridgewood Health Department and Ridgewood Water. Please clarify.
- Water use by the site, either by well water or utility supplied water, is governed by Village Ordinance No. 3588. Irrigation for horticultural purposes should be done utilizing smart controllers.
- Water use at the site is subject to Village regulations. In the event of a Stage 4 water emergency, was use at the site maybe curtailed.
- The site has very little impervious cover at present. Any development creating impervious cover will need to adhere to Ordinance No. 3844.

#### **Summary:**

- The Updated Survey received resolves the prior questions about an accurate survey being presented.
- Recommend that the Zoning Board of Adjustment retain the right to hear any future site plan applications for this property.