

VILLAGE OF RIDGEWOOD
BOARD OF ADJUSTMENT
NOTICE OF HEARING

PUBLIC NOTICE PLEASE TAKE NOTICE that Eric Roos ("Applicant") has filed an application with the Village of Ridgewood Zoning Board ("Board") for a certification in accordance with N.J.S.A. 40:55D-68 of pre-existing nonconforming use (and/or non-conforming structure). The applicant will present proofs that the property was used since 1915 as a nursery and retail/wholesale garden center, (including the storage and sale of firewood, mulch and top soil, the outside use of storage of commercial vehicles, and the operation of a landscaping business.) with an accessory building. The property is located on 560 route 17 North, which is also known as Block 4704, Lot 6.01 on the Village of Ridgewood Tax Map (the "Property"). The Property is located in the R-125 Zone.

Notice is hereby given that a hearing on this appeal, which will be held on March 30, 2021 at 7:30 p.m., remotely via Zoom, a web-based video conference application or by telephone only. During the virtual public hearing, any interested party will have an opportunity to listen to and, if participating online, view the hearing in its entirety, be heard (ask questions, provide comments or offer evidence) by either:

- (a) Participating online by visiting: <https://us02web.zoom.us/j/89275503258> and following the instructions provided to join the online/virtual meeting; or
- (b) Participating telephonically by Or iPhone one-tap: US: +13017158592, 89275503258# or +13126266799, Or Telephone: Dial (for higher quality, dial a number based on your current location): US: +1 301 715 8592 or +1 312 626 6799 or +1 646 558 8656 or +1 253 215 8782 or +1 669 900 9128 or +1 346 248 7799 Webinar ID 892 7550 3258. International numbers available: <https://us02web.zoom.us/j/89275503258> Participating via online/virtual means or telephonically is free of charge to the public. Information to access the Virtual meeting is available on the Village of Ridgewood website at www.ridgewoodnj.net.

As the Property has been occupied and in use since 1915 as a nursery and retail/wholesale garden center, (including the storage and sale of firewood, mulch and top soil, the outside use of storage of commercial vehicles, and the operation of a landscaping business.) with an accessory building since prior to the enactment of the Ridgewood Ordinance in October 1958, the Applicant is seeking a certification of pre-existing non-conforming use and/or structure. The aforementioned uses of the Property have not been abandoned. The Applicant shall also request any and all other relief determined to be necessary by the Board during the review and processing of this application. Any person affected by said application will be given an opportunity to be heard in accordance with the rules of the Board.

All documents relating to this application may be inspected Monday through Friday between the hours of 8:30 a.m. and 4:30 p.m. in the office of the Secretary to the Board of Adjustment in the Ridgewood Village Hall at 131 North Maple Avenue, Ridgewood, New Jersey. GARIBALDI & GARIBALDI, LLC, By: Robert L. Garibaldi, Jr., Esq. Attorney for Applicant, Eric Roos - Dated: March 11, 2021.