

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: **Review of Request for Zoning Interpretation**

DATE: September 13, 2019, *Revised January 7, 2020*

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The Village recently received an updated Location Survey for the referenced location. The review of this survey has been incorporated into my prior review memorandum. Comments related to the updated survey are present in italicized font in this memorandum.

I have reviewed the recently received materials for the request for an interpretation of the zoning ordinances as they apply to the referenced location. I also reviewed Village archives for the subject location. The following submitted materials were reviewed:

- Existing Conditions Map, prepared by Andrew Marshall, Jr. P.E. & L.S., with an unknown initial date and a most recent revision date of March 12, 1999.
- Village of Ridgewood Zoning Board of Adjustment Application, received 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 may be 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. Please clarify which lot is to be considered by the Board.
- The Existing Conditions Map provided from Andrew Marshall Jr., P.E. & L.S. is outdated. Attached is a copy of the 2010 survey by Lapatka Associates. The Lapatka Survey shows an additional building and does not show one of the 4' by 8' signed by the highway (Marshall shows two signs, Lapatka only one).

- The Lapatka Survey indicates the building shown utilizes a seepage field for waste disposal and a well for potable water. This shall be clarified.
- The dimensions given on the Lapatka Survey do not match the Marshall Existing Conditions Map. This should be clarified.
- *The Updated 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 disallowed.*
- *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 Updated 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. Recommend the applicant provide satisfactory evidence that the shed had been subject to a zoning review by the Village and its existence is permitted.*
- *The Updated 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. Recommend the applicant provide satisfactory evidence that the shed had been subject to a zoning review by the Village and its existence is permitted.*

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.*

Summary:

- Recommend an accurate current survey be present to the Board for review in consideration of this matter. This to resolve what structures are on the property and their validity in regards to the request. The discrepancies between the two drawings and what the property dimensions truly are should all be resolved.
- *The Updated Survey received resolves the prior questions about an accurate survey being presented.*

VILLAGE OF RIDGEWOOD
ORDINANCE NO. 3635

AN ORDINANCE TO AMEND CHAPTER 145 OF THE CODE
OF THE VILLAGE OF RIDGEWOOD, FEES,

AT SECTION 145 - 6, "ENUMERATION OF FEES RELATING TO CODE
CHAPTERS"

BE IT ORDAINED by the Village Council of the Village of Ridgewood:

Section 1. Chapter 145, Fees, of the Code of the Village of Ridgewood is hereby amended as follows:

ADD

Chapter 145, Section 6. "Enumeration of Fees Relating to Code Chapters"

Code Chapter

Section

Type of Application, Permit of License

Fee

Chapter 238, Sewers and Sewage Disposal

238-24B

(1) Connection Fee for Residential Development

For each dwelling unit created by residential development situated within the service area of the Village of Ridgewood sanitary sewer system,

\$6,000.00

(2) Connection Fee for Nonresidential Development

For all nonresidential development, for all new or additional square feet of gross floor area of development created on a premise, property, or parcel situated within the service area of the Village of Ridgewood sanitary sewer system

Up to 6,000 square feet of gross floor area of development

\$6,000.00

For each square foot of gross floor area of development in excess of 6,000 square feet

\$0.75 per S.F.

DELETE

Chapter 145. Section 6. "Enumeration of Fees Relating to Code Chapters"

<u>Code Chapter Section</u>	<u>Type of Application, Permit or License</u>	<u>Fee</u>
<u>Chapter 238. Sewers and Sewage Disposal</u>		
238-24B	(1) <u>Connection Fee for Residential Development</u> For each dwelling unit created by residential development situated within the service area of the Village of Ridgewood sanitary sewer system,	\$5,000.00
	(2) <u>Connection Fee for Nonresidential Development</u> For all nonresidential development, for all new or additional square feet of gross floor area of development created on a premise, property, or parcel situated within the service area of the Village of Ridgewood sanitary sewer system	
	Up to 6,000 square feet of gross floor area of development	\$5,000.00
	For each square foot of gross floor area of development in excess of 6,000 square feet	\$0.50 per S.F.

Section 2: Except as herein amended and supplemented, Chapter 145, Fees, of The Code of The Village of Ridgewood remains in full force and effect.

Section 3: This ordinance shall take effect immediately upon passage and publication as required by law.

VILLAGE OF RIDGEWOOD
ORDINANCE NO. 3635

FOR AFFIRMANCE: Councilmembers: Hache, Sedon, Voigt, Walsh and
Mayor Knudsen

NAYS: NONE

ABSENT: NONE

ABSTAIN: NONE

RECUSE: NONE

Introduction Date: February 14, 2018


Adoption Date: March 14, 2018

Effective Date: April 3, 2018



Susan Knudsen, Mayor

ATTEST:



Heather A. Mailander
Village Manager/Village Clerk