

Mary Ann Lupo

From: mharkinconstruction@gmail.com
Sent: Friday, March 15, 2024 3:55 PM
To: Mary Ann Lupo
Cc: Derek Berberian; Katelyn Berberian; nforrest@gnsgroupltd.com; Jim Trouf
Subject: Re: 35 So. Spruce Street - Violation # V-24-00008
Attachments: ZBA Variance Application.pdf

Mary Ann,

Who can i speak with regarding the characteristics of a sign versus a logo, im questioning wether this is even categorized as a sign, in the first place for an item that cost \$3000, myself as well as the owenrrs are having a difficult time even justifying the costs of escrow (for somethibg that would require engineer review etc) as well as lawyer fees etc. please let me know who i can speak with regarding this further. Thanks

On Mar 15, 2024, at 3:22 PM, Mary Ann Lupo <mlupo@ramseynj.com> wrote:

Good afternoon,

You are required to have an attorney to represent you. Only individual applicants can represent themselves as per Municipal Land Use Law.

The application was not filled out correctly and according to the instructions. There is an application fee of \$250 and an escrow fee of \$3,000. The application needs to be completed in its entirety and to include sealed survey, sealed plans, checklist, signed proof of payment of taxes and photos as per the instruction page. Your attorney will be able to guide you through the process should you wish to move forward with the sign variance.

Thank you,

Mary Ann Lupo
Admin. Secretary
Planning & Zoning Board
201-825-3400 X261

From: mharkinconstruction@gmail.com <mharkinconstruction@gmail.com>
Sent: Friday, March 15, 2024 2:54 PM
To: Mary Ann Lupo <mlupo@ramseynj.com>
Cc: Derek Berberian <derek.berberianmd@gmail.com>; Katelyn Berberian <katelyn.berberian@gmail.com>; nforrest@gnsgroupltd.com; Jim Trouf <JTrouf@ramseynj.com>
Subject: Re: 35 So. Spruce Street - Violation # V-24-00008

Marry Ann,

This is a sign variance only, i fill out the application accoring to what it references only, as street parking spots etc have nothing to do with a sign variance. It is also my understanding we can represent ourselves as the clients, and do not need an attorney. Can you please confirm that. Thank you

On Mar 15, 2024, at 2:33 PM, Mary Ann Lupo <mlupo@ramseynj.com> wrote:

Good afternoon,

Someone just dropped off a variance application that was half completed, not legible and not as per the instruction on the instruction pages.

You are required to have an attorney should you decide to move ahead with the variance.

Any questions please let me know.

Thank you,

Mary Ann Lupo
Admin. Secretary
Planning & Zoning Board
201-825-3400 X261

From: Jim Trouf <JTrouf@ramseynj.com>
Sent: Thursday, March 7, 2024 10:14 AM
To: Carolyn Green <cgreen@ramseynj.com>; mharkinconstruction@gmail.com; Derek Berberian <derek.berberianmd@gmail.com>
Cc: Katelyn Berberian <katelyn.berberian@gmail.com>; nforrest@gnsgroupltd.com
Subject: RE: 35 So. Spruce Street - Violation # V-24-00008

Dr. Berberian,

Please complete the attached Variance Application or remove the second façade sign within 30 days to avoid possible fines.

Your cooperation is appreciated. Feel free to contact me if you have any questions regarding this matter.

Jim Trouf
Assistant Zoning Officer
(201) 825-3400 ext. 264
jtrouf@ramseynj.com

From: Carolyn Green <cgreen@ramseynj.com>
Sent: Friday, March 1, 2024 12:16 PM
To: mharkinconstruction@gmail.com; Derek Berberian <derek.berberianmd@gmail.com>
Cc: Katelyn Berberian <katelyn.berberian@gmail.com>; nforrest@gnsgroupltd.com; Jim Trouf <JTrouf@ramseynj.com>
Subject: RE: 35 So. Spruce Street - Violation # V-24-00008

As noted in my initial email please contact our Zoning Office regarding the one sign installed requiring a variance. Jim Trouf is copied on this email and can be reached directly at 201-825-3400 Ext. 264.

Regards,

Carolyn Green

Executive Admin. Assistant to the Construction Official

Licensed Technical Assistant

Executive Admin. Assistant, Office of Emergency Management

***New! Our SDL Portal is now open for permit status review. Go to:
<https://www.sdlportal.com/login> to set up your account.***

From: mharkinconstruction@gmail.com <mharkinconstruction@gmail.com>

Sent: Friday, March 1, 2024 11:55 AM

To: Derek Berberian <derek.berberianmd@gmail.com>

Cc: Carolyn Green <cgreen@ramseynj.com>; Katelyn Berberian <katelyn.berberian@gmail.com>; nforrest@gnsgroupltd.com

Subject: Re: 35 So. Spruce Street - Violation # V-24-00008

We are working with our engineer to get the drawinfs stamped and sealed and submitted for approval. We discussed this with ralph in the office

On Mar 1, 2024, at 11:34 AM, Derek Berberian <derek.berberianmd@gmail.com> wrote:

Why has this not been handled yet? I thought this was resolved?

On Fri, Mar 1, 2024 at 11:33 AM Carolyn Green <cgreen@ramseynj.com> wrote:

Good morning,

Attached is the outstanding violation against the property at 35 So. Spruce Street, for signs installed without proper approval and required permits. Please note page 2 of the violation outlining the accumulation of penalty fees.

Please contact James Trouf with the Zoning Department (201-825-3400 Ext. 264) and also submit 2 sets of signed and sealed plans.

Regards,

*Carolyn Green
Executive Admin. Assistant to the Construction Official
Licensed Technical Assistant
Executive Admin. Assistant, Office of Emergency Management*

*New! Our SDL Portal is now open for
permit status review. Go to:
<https://www.sdlportal.com/login> to
set up your account.*

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Best,

North Jersey Health & Wellness
Derek B Berberian M.D.
Medical Director/ Founder
P:201-588-3491 F: 201-357-4222
4 Forest Ave, Paramus NJ 07652
35 S Spruce Street, Ramsey NJ 07446
171 Ridgedale Ave, Florham Park, NJ 07932
115 River Road suite 118, Edgewater NJ 07020
241 Maple Ave, Red Bank, NJ 07701
NJHWLLC.COM/ NJHwellness.com

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