

Mary Ann Lupo

From: Jack D'Agostaro
Sent: Thursday, July 20, 2023 3:33 PM
To: Derek Berberian
Cc: Mary Ann Lupo
Subject: Re: Regarding 35 S Spruce Street use

Yes, they are.

> On Jul 20, 2023, at 2:49 PM, Derek Berberian <derek.berberianmd@gmail.com> wrote:

>

> Hi Jack. Thank you for the information. Just to clarify 16 spaces for the entire building is permitted?

>

> Sent from my iPhone

>

>> On Jul 20, 2023, at 12:59 PM, Jack D'Agostaro <jdagostaro@ramseynj.com> wrote:

>>

>> Dr. Berberian,

>>

>> Following the Planning Board's conditional approval last Tuesday night and our conversation yesterday, I have reviewed the Planning Board files for the site going back to 1979. Dr. William H. Kelly's original site plan application in 1979 and related documents regarding the application states the proposed use as office building or professional office building. I have attached a copy of the Planning Board Engineer's review letter dated July 13, 1979 noting the parking space calculation as 3,200 sf / 200 sf per parking space as required by Ordinance 825, the applicable ordinance at the time.

>>

>> I have attached a copy of Ordinance 825. Office and professional uses had the same parking requirement of 1 space per 200 sf of floor space, with no distinction regarding medical use. Further research showed that Ordinance 1012 in 1987 introduced the specific medical and dental offices uses, and requirement of 1 space per 150 sf of floor space.

>>

>> In conclusion, I consider the 16 parking space approved in 1979 to be grandfathered for medical use.

>>

>> Sincerely,

>>

>> Jack D'Agostaro

>> Boro Engineer/Zoning Officer

>>

>> -----Original Message-----

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

>> Sent: Friday, June 23, 2023 11:45 AM

>> To: Jack D'Agostaro <jdagostaro@ramseynj.com>

>> Subject: Regarding 35 S spruce street use

>>

>> Hello Jack,

>>

>> My intention of this email is to clarify the usage of my new building, 35 S spruce street. My current office at 46 N central is a psychotherapy practice, with part time, psychotherapists. We are simply moving this over to the new location. I will have a few part time Therpaist's and two administrative staff members at the new site. There will be

absolutely zero medical services or procedures provided at this location. Please let me know if you have any additional questions. Thank you.

>>

>> Sent from my iPhone

>> <Ramsey - Ordinance 825.pdf>

>> <Ramsey - 35 S Spruce St - PLanning Board Engineer review letter 1979.pdf>

Mary Ann Lupo

From: Derek Berberian <derek.berberianmd@gmail.com>
Sent: Monday, July 17, 2023 9:39 AM
To: Mary Ann Lupo
Cc: Michael Matlin; solomon@lightxled.com
Subject: Re: Planning Board Meeting 7-18-23

Confirmed. Thank you

On Mon, Jul 17, 2023 at 9:36 AM Mary Ann Lupo <mlupo@ramseynj.com> wrote:

Good morning,

There will be a Planning Board meeting tomorrow July 18th beginning at 7:30 pm at Borough Hall, Council Chambers, 2nd Floor. Your attendance is required for approval of your Site Plan Waiver.

Please confirm that you have received this email.

Any questions please let me know.

Thank you,

Mary Ann Lupo

Admin. Secretary

Planning & Zoning Board

201-825-3400 X261

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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
46 N Central Ave, 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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