

## Jim Trouf

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**From:** Jim Trouf  
**Sent:** Thursday, March 7, 2024 10:14 AM  
**To:** Carolyn Green; mharkinconstruction@gmail.com; Derek Berberian  
**Cc:** Katelyn Berberian; nforrest@gnsgroupltd.com  
**Subject:** RE: 35 So. Spruce Street - Violation # V-24-00008  
**Attachments:** ZBA Variance Application.pdf

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](mailto:jtrouf@ramseynj.com)

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**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.***

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**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*

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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/](http://NJHWLLC.COM/) [NJHwellness.com](http://NJHwellness.com)

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## Jim Trouf

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**From:** Jim Trouf  
**Sent:** Monday, April 15, 2024 11:28 AM  
**To:** Laura Coletti  
**Cc:** Jack D'Agostaro  
**Subject:** 35 S. Spruce St.

Dr. Derek Berberian  
DBA Five B Realty  
35 S. Spruce St.  
Ramsey, NJ 07446

Re: Nonconforming Signage  
35 S. Spruce St.  
Block 4903, Lot 13

Dr. Berberian,

On March 7, 2024 you were asked to remove the second façade sign or apply for a variance. You have not done either, therefore a summons has been issued. There is a court date scheduled for May 28 at 5:00 PM.

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

