RAMSEY ZONING BOARD OF ADJUSTMENT Minutes of the Regular Meeting March 16, 2022

REGULAR MEETING

Chairwoman Strollo called the regular meeting of the Board of Adjustment of the Borough of Ramsey to order at or about 7:30 P.M. **Chairwoman Strollo** announced that the meeting is being conducted via teleconferencing due to the COVID-19 restrictions.

PLEDGE OF ALLEGIANCE

Chairwoman Strollo led the Pledge of Allegiance.

Chairwoman Strollo read the Open Public Meetings Law notice.

ATTENDANCE	PRESENT	ABSENT
Ms. Boone, Alt. #1		Х
Mr. Crimmins	Х	
Mr. FitzPatrick		Х
Ms. Jarvis	Х	
Mr. Molinari, Alt. #2	Х	
Mr. Mooradian	Х	
Mr. Raspantini	Х	
Mr. Scuderi	Х	
Chairwoman Strollo	Х	
Mr. Rogers Esq., Board Attorney	Х	
Mr. Hals, Board Engineer	Х	
Ms. Lupo, Board Admin. Secretary	Х	

APPROVAL OF MINUTES

A motion to approve the minutes of 02/16/22 was made by Mr. Crimmins, seconded by Mr. Scuderi. All eligible members voted in favor. Carried.

RESOLUTION(S)

Derek & Kathleen Gamble, Block 5206, Lot 24; 124 Morton Drive.

A motion to waive the reading of the Resolution was made by Mr. Crimmins, seconded by Mr. Scuderi. Carried.

A motion to approve the Resolution was made by Mr. Crimmins, seconded by Mr. Scuderi.

Roll Call: AYES: Mr. Crimmins, Mr. Molinari, Mr. Mooradian,

Mr. Raspantini, Mr. Scuderi, Chairwoman Strollo

NAYES:

ABSTAIN: Ms. Jarvis

ABSENT: Ms. Boone, Mr. FitzPatrick

Carried.

George & Monica Fosdick, Block 2701, Lot 26; 90 Elm Avenue.

A motion to waive the reading of the Resolution was made by Mr. Crimmins, seconded by Mr. Scuderi. Carried.

A motion to approve the Resolution was made by Mr. Crimmins, seconded by Mr. Scuderi.

Roll Call: AYES: Mr. Crimmins, Mr. Molinari, Mr. Mooradian,

Mr. Raspantini, Mr. Scuderi, Chairwoman Strollo

NAYES:

ABSTAIN: Ms. Jarvis

ABSENT: Ms. Boone, Mr. FitzPatrick

Carried.

BOARD COMMENTS - None

PUBLIC COMMENTS - None

PUBLIC HEARING

Kevin & Kathleen Shevlin, Block 5001, Lot 61; 33 Fen Court.

Mr. Rogers verified that the applicants had noticed properly and that the hearing could proceed.

Kevin & Kathleen Shevlin were sworn in.

Mr. Shevlin presented the following exhibits:

Exhibit A-1 Photos

Exhibit A-2 Architectural Plan dated November 22, 2021

Mr. Shevlin said they are proposing to add a covered porch entrance to the front of the home. Mr. Shevlin said that they are requesting two variances. The first is for the front yard setback of 36.3' where 40' is required and the second is for building coverage of 16% where 15% is maximum permitted. Mr. Shevlin said that the proposed front porch is 7' deep by 24' wide. Mr. Shevlin said currently it's very awkward to open the front door while carrying packages. Mr. Shevlin said you have to take one step back onto another step which is not very safe. Mr. Shevlin said what they are proposing is in line with the current building style that will have a nice outdoor space for people to enjoy. It will improve the curb appeal of the home.

BOARD QUESTIONS

Mr. Scuderi asked Mr. Shevlin to describe the A-frame roof design. Mr. Shevlin said that the A-frame roof design is just for aesthetics. Mr. Scuderi asked Mr. Shevlin the dimensions of the new porch. Mr. Shevlin said the proposal is for 7' feet wide by 24' long. Mr. Scuderi asked Mr. Shevlin if he looked into alternatives to eliminate the variance. Mr. Shevlin said that 7' feet wide is the standard. It can safely fit two or three chairs with a small table. Mr. Scuderi asked Mr. Shevlin to describe the hardship. Mr. Shevlin did so. Mr. Hals commented that the existing landing is substandard under the current building code. Mr. Hals said that to bring it to code you need at least four feet for a landing.

PUBLIC QUESTIONS - None

PUBLIC COMMENTS - None

BOARD COMMENTS

Mr. Crimmins said that to bring the landing to building code would encroach on the front yard setback. Mr. Crimmins said that you can see by opening the screen door that you have to step back and go down the steps which is a safety issue. Mr. Crimmins said that the proposal is aesthetically pleasing and he would be favor of the application. Mr. Raspantini said that the proposal is for better coverage from the elements. It adds some aesthetic value and he would be in favor of the application. Mr. Scuderi said that the variances requested are very minor. Mr. Scuderi said that the applicants have met their burden and he would be in favor of the application. Mr. Molinari said that he agrees with the other comments. Mr. Molinari said that the enhancements will be bring positive features to the front of the house. Mr. Molinari said that the benefits outweigh any potential detriments. Mr. Molinari said that there is a safety concern and he would be in favor of the application. Ms. Jarvis said that she agrees with everyone. Ms. Jarvis said that the proposal is very nicely done and she would be in favor of the application. Chairwoman Strollo said that she's inclined to look at the application under the C-2 criteria. Chairwoman Strollo said that the proposal is aesthetically pleasing to the public. The covered entrance provides for shelter from the elements and weather which supports the municipal land use law. Chairwoman Strollo said that the design has good curb appeal. Chairwoman Strollo said that the variance can be granted without any substantial detriment to the public or to the adjoining properties and will not substantially impair the purpose of the zone plan or zoning ordinance. Chairwoman Strollo said that she would be in favor of the application.

A motion to approve the application was made by Mr. Crimmins, seconded by Mr. Scuderi.

Roll Call: AYES: Mr. Crimmins, Ms. Jarvis, Mr. Molinari, Mr. Mooradian,

Mr. Raspantini, Mr. Scuderi, Chairwoman Strollo

NAYES:

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ABSTAIN:

ABSENT: Mr. FitzPatrick, Ms. Boone

Carried.

Angel & Jeffrey Lyman, Block 1902, Lot 30.07; 15 Quail Run.

Mr. Rogers verified that the applicants had noticed properly and that the hearing could proceed.

Angel & Jeffrey Lyman were sworn in.

Mr. Lyman presented the following exhibits:

Exhibit A-1 Architectural Plan dated August 25, 2021

Mr. Lyman said that the proposal is for a one-story sunroom addition to the rear of the home and a second floor addition over a portion of the existing first floor. Mr. Lyman said that the property backs up to greenspace which is pretty much a swamp. Mr. Lyman said that they have a mosquito infestation all summer and the backyard is not usable. Mr. Lyman said that they would like to add an unheated sunroom. Mr. Lyman said that the proposed sunroom addition will increase the building coverage from 13.55% to 15.57% where 15% is maximum permitted.

BOARD QUESTIONS

Mr. Scuderi asked Mr. Lyman if the existing deck will remain. Mr. Lyman said that the are replacing the deck to the exact dimensions. Mr. Scuderi asked Mr. Hals if the deck was included in the building coverage. Mr. Hals said that the deck is at grade and wasn't considered part of that coverage.

PUBLIC QUESTIONS - None

PUBLIC COMMENTS - None

BOARD COMMENTS

Mr. Scuderi said that the proposal is less than 1% of an increase. Mr. Scuderi said the variance will advance the intents and purposes of the municipal land use law. Mr. Scuderi said that the benefits substantially outweigh any potential detriments and there's no substantial detriment to the pubic good and will not substantially impair the intent and purposes of the zone plan and zoning ordinance and he would be in favor of the application. Ms. Jarvis said that the mosquitoes in the swamp area is a concern. Ms. Jarvis said that the proposal will advance the intents and purposes of the municipal land use law. Ms. Jarvis said that there are no houses to the rear and there's a sufficient buffer on both sides. Ms. Jarvis said that the increase is de minimis and she would be in favor of the application. Mr. Crimmins said that because of the swamp area and mosquitoes, the rear yard is unusable for a good portion of the year. Mr. Crimmins said that the proposal is a solution to that concern. Mr. Crimmins said it can't be seen from

the street and is definitely an improvement on the property and he would be in favor or the application. Mr. Raspantini said that the mosquitoes are a concern and the proposal should alleviate that problem. Mr. Raspantini said that the property is backed up to a swamp, and also a wooded lot, which attracts other animals. Mr. Raspantini said that the increase is minimal and he would be in favor of the application. Mr. Molinari said that the proposal is very minor in nature. Mr. Molinari said that the benefits certainly outweigh any potential detriment. Mr. Molinari said that he sees no impact to the affected neighbors and he would be in favor of the application. Chairwoman Strollo said that she agrees with the great comments. Chairwoman Strollo said that the proposal enhances the functionality of the home. Chairwoman Strollo said she completely understands the mosquito situation and how difficult it is using the property. Chairwoman Strollo said that the proposal is de minimus. Chairwoman Strollo said that there's no substantial detriment to the public good and will not substantially impair the intent and purposes of the zone plan and zoning ordinance and she would be in favor of the application.

A motion to approve the application was made by Mr. Crimmins seconded by Mr. Scuderi.

Roll Call: AYES: Mr. Crimmins, Ms. Jarvis, Mr. Molinari, Mr. Mooradian,

Mr. Raspantini, Mr. Scuderi, Chairwoman Strollo

NAYES: ABSTAIN:

ABSENT: Mr. FitzPatrick, Ms. Boone

Carried.

NEW BUSINESS - None

OLD BUSINESS

V-07-21-ZBA-12-506 Route 17 Ramsey LLC, Block 5102, Lot 5; 506 Route 17 North – Carried to April 20, 2022.

ADJOURNMENT

A motion was made by Mr. Crimmins, seconded by Mr. Mooradian, to adjourn the regular meeting at 8:30 pm. All voted in favor. Carried.