

**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
<b>Ms. Boone, Alt. #1</b>		<b>X</b>
<b>Mr. Crimmins</b>	<b>X</b>	
<b>Mr. FitzPatrick</b>		<b>X</b>
<b>Ms. Jarvis</b>	<b>X</b>	
<b>Mr. Molinari, Alt. #2</b>	<b>X</b>	
<b>Mr. Mooradian</b>	<b>X</b>	
<b>Mr. Raspantini</b>	<b>X</b>	
<b>Mr. Scuderi</b>	<b>X</b>	
<b>Chairwoman Strollo</b>	<b>X</b>	
<b>Mr. Rogers Esq., Board Attorney</b>	<b>X</b>	
<b>Mr. Hals, Board Engineer</b>	<b>X</b>	
<b>Ms. Lupo, Board Admin. Secretary</b>	<b>X</b>	

**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.



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 they 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 public 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 of 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.