

RAMSEY ZONING BOARD OF ADJUSTMENT
Minutes of the Regular Meeting
Held November 17, 2010

The **Chairman, Howard Cantor** called the regular meeting of the Board of Adjustment of the Borough of Ramsey to order at 8:17 PM. Howard Cantor announced that notice of this meeting, stating its time and place, has been published in *The Record* and *The Ridgewood News* in accordance with the Sunshine Law and that notice was also posted on the bulletin board of the Municipal Building. The Chairman also pointed out the location of the fire exits.

PLEDGE OF ALLEGIANCE

James Forbes led the Pledge of Allegiance.

ATTENDANCE	PRESENT	ABSENT
Howard Cantor, Chairman	X	
Luke Chamberlin		X
Richard Daul, Alternate No. 2	X	
James Forbes, Vice Chairman	X	
Gary Gyss	X	
Abbas Safai		X
Thomas Scuderi, Alternate No. 1	X	
Angela Strollo	X	
David Torchin		X
Deirdre Dillon, Council Liaison	X	
Robert E. Landel, Board Attorney	X	
Richard Mammone, Zoning Officer	X	
Barbara McCausland, Board Secretary	X	

PUBLIC HEARINGS

John & Aileen Alicandri, 22 Dixon Street, Block 5001, Lot 17. Variance for a detached garage of 21' where 16' is allowed.

Thomas Scuderi had recused his self from this application.

John & Aileen Alicandri were sworn in by **Mr. Landel**. **Mr. Alicandri** said they are seeking to replace their one car garage with a two car garage. They want to go beyond the 16' code and build up 21' in height. Above the garage there will a storage area to store bicycles, kayaks, light equipment and lumber. **Mr. Alicandri** is a hobbyist wood worker.

Mr. Cantor gave **Mr. Alicandri** other suggestions for the building of the garage but **Mr.**

Alicandri said he wanted to maintain the colonial revival characteristics of the house and didn't feel it would be achieved by **Mr. Cantor's** suggestion. **Mr. Mammone** suggested a different placement of the garage but **Mr. Alicandri** said no he hasn't considered any other place for the garage because the area suggested they had invested in landscaping, a patio and paving in that area.

Donna Linden 14 Dixon Street was sworn in by **Mr. Landel**. **Mrs. Linden** read a letter from her lawyer, Kurt Johnson concerning this application. **Mrs. Linden** said this barn will be the whole length of her yard all the trees will have to come down. The whole beauty of everything here is the woods and the stream and this barn is going to be her whole yard and then the driveway and there is also an issue with water and drainage.

Mr. Alicandri said the only tree over about a 2" caliper and one large tree at the back side of the property it is an old tree it is not in good shape and that one will be taken down. There won't be any loss of useful trees on the property.

Edward A. Przebielec 54 Lake Street was sworn in by **Mr. Landel**. **Mr. Przebielec** said as far as the height of the building creates excessive bulk in the neighborhood. The height of the structure is too high for the area most of the homes in the area have a one car garage but he is not saying all.

Mrs. Strollo stated that she is hearing the main hardship is personal in nature in terms of storage and you really can't consider a personal hardship. **Mrs. Strollo** also said when we consider a variance we also have to consider whether there is substantial interference to the neighbors and she can't dismiss the neighbor's testimony.

Mr. Cantor said he does not see the hardship here and he does see an alternative so he can't in good conscience vote in favor of his application.

BOARD ACTION

A roll call vote to deny this application is as follows:

Board Member	Ayes	Nays	Abstain	Absent
Howard Cantor	X			
Luke Chamberlin				X
Richard Daul		X		
James Forbes	X			
Gary Gyss		X		
Abbas Safai				X
Thomas Scuderi				
Angela Strollo	X			
David Torchin				X

CARRIED

Stephen Malki, 59 Sauna Road, Block 2001, Lot 18. Variance to allow a 25' rear yard where 50' is required.

Stephen and Romona Malki were sworn in by **Mr. Landel**. **Mrs. Malki** said they want to change and rebuild their existing deck on the back of the property. **Mrs. Malki** said the deck is original to the house which is in pretty bad shape. **Mrs. Malki** said they are proposing an extension of 8' in width to make it a total of 20 feet in width.

The **Malki** property is an undersized lot for the R-1 zone.

Alan Braggin 25 Franklin Street gave his personal opinion on why the Board should grant this application.

BOARD ACTION

A roll call vote to approve this application is as follows:

Board Member	Ayes	Nays	Abstain	Absent
Howard Cantor	X			
Luke Chamberlin				X
Richard Daul	X			
James Forbes	X			
Gary Gyss	X			
Abbas Safai				X
Thomas Scuderi	X			
Angela Strollo	X			
David Torchin				X

CARRIED

Richard & Eileen Molinari, 12 Colleen Court, Block 2601, Lot 58. Variance to allow a 22.7' sideyard where 25' is required.

Richard & Eileen Molinari were sworn in by **Mr. Landel**. **Mr. Molinari** stated that the lot is 28,854 sf.; it is a triangular shaped undersized lot. It is also deficient in lot width.

Mr. Molinari said the proposed work entails a rear addition to the home. **Mr. Molinari** said they will be adding one bedroom, an extra bathroom and a large family room. Downstairs there will be some storage area and an open room. The front entrance will be bumped out to accommodate some closets.

Alan Braggin 25 Franklin Street. **Mr. Braggin** gave his personal opinion why the Board should grant this application.

BOARD ACTION

A roll call vote to approve this application is as follows:

Board Member	Ayes	Nays	Abstain	Absent
Howard Cantor	X			
Luke Chamberlin				X
Richard Daul	X			
James Forbes	X			
Gary Gyss	X			
Abbas Safai				X
Thomas Scuderi	X			
Angela Strollo	X			
David Torchin				X

CARRIED

ESCROW RELEASE

Mark Bickerstaffe

RESOLUTIONS MEMORIALIZED

None

MINUTES

Howard Cantor asked for a motion to accept the minutes of the regular meeting of October 20, 2010 Board of Adjustment. All the members present at this meeting carried the motion unanimously.

ADJOURNMENT

The Board of Adjustment meeting was adjourned at 9:56 P.M.

Respectfully submitted,

Barbara McCausland
Board of Adjustment Secretary