

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

The **Chairman, Howard Cantor** called the regular meeting of the Board of Adjustment of the Borough of Ramsey to order at 8:03 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**

**Gary Gyss** 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	@ 8:07	
Angela Strollo		X
David Torchin	X	
Arthur Nalbandian, Council Liaison	@ 8:06	
Robert E. Landel, Board Attorney	X	
Richard Mammone, Zoning Officer	X	
Barbara McCausland, Board Secretary	X	

**PUBLIC HEARINGS**

**Commercial Realty Enterprises, LLC** Block 3802, Lot 8. 1300 State Highway 17.  
 Variance to allow a pylon sign with 468 s.f. where 40 s.f. is permitted.

**Richard Stewart Esq.** is representing **Commercial Realty Enterprises**. **Mr. Stewart** is with the law firm Lasser Hochman LLC. They want to replace the existing pylon sign with a new larger pylon sign which will be 468 s.f.

**Peter D'Angelo** was sworn in by **Mr. Landel**. **Mr. D'Angelo** is a sign consultant. **Mr. D'Angelo** stated that his client wants to increase the height of the existing sign by approximately 10 feet to make it more noticeable as your heading north on Route 17 right now it is very difficult to view the sign. The original sign is 30 feet high and 100 square feet. **Mr. D'Angelo** described the proposed sign and the illumination in detail.

**Alan Braggin** 25 Franklin Street was sworn in by **Mr. Landel**. **Mr. Braggin** gave his personal opinion about the design of the sign.

**Frank Molleto** was sworn in by **Mr. Landel**. **Mr. Molleto** is a registered architect in the state of NJ since 1971 and a licensed planner since 1972. **Mr. Molleto** has reviewed the application, the plans and reviewed the ordinances of Ramsey. He has also visited and has taken pictures of the present site of the sign. **Mr. Molleto** stated that it is very difficult to see the present sign driving on the highway or across the highway. **Mr. Molleto** also stated that he has recommended to the owners of the property that the trees need to be trimmed back which will give better visibility to the whole intersection.

**Mr. Molleto** stated that conversing with the owner's manager before the meeting tonight he told **Mr. Molleto** part of the reason they are doing this is (replacing the sign) that the tenants are complaining because they have no signage identifying they are part of the shopping center.

**Alan Braggin** stated his personal alternative suggestion on how to arrange and design the new pylon sign.

**Mr. Cantor** asked **Mr. Stewart** if they wanted to make any changes to their application. **Mr. Stewart** asked for a 5 minute conference. **Mr. Stewart** stated the Board members have raised some interesting and good points and they would like to ask for an adjournment to the next meeting. **Mr. Cantor** asked **Mr. Stewart** to attend a Shade Tree meeting and find out from them what their thoughts are about the trees.

**M.S. Bickerstaffe**, Block 1902, Lot 45, 26 North Street. Variances to allow 19.58% building coverage where 15% is allowed and a 31' front yard where 40' is required.

**M.S. Bickerstaffe** was sworn in by **Mr. Landel**. **Mr. Landel** told **Mr. Bickerstaffe** that he did not notice correctly and the hearing will be put off to the next board meeting April 21, 2010.

**Brian & Alison Leentjes, (The Castle)** Block 3603, Lot 1. Variance to allow outdoor minigolf and playground activities.

**James Jaworski, Esq.** is representing **Brian & Alison Leentjes, (The Castle)**.

**Brian Leentjes** was sworn in by **Mr. Landel**. **Mr. Leentjes** described "The Castle Fun Center" in Chester, NY. **Mr. Leentjes** said they will have miniature golf on either side of the building, laser tag, bouncers, arcade games, bumper boats (9) and a go-cart (11)

track area. The hours of operation in the summer are 10 am to 11 pm. The busiest times are Saturday and Sunday afternoons from 1-5 pm and Friday and Saturday nights. **Mr. Leentjes** said they also give parties; wintertime is the busiest Saturday and Sunday afternoon.

This application will be continued at the April 21, 2010 board meeting.

**RESOLUTIONS MEMORIALIZED**

None

**MINUTES**

**Howard Cantor** asked for a motion to accept the minutes of the regular meeting of February 17, 2009 Board of Adjustment. All the members present at this meeting carried the motion unanimously.

**ADJOURNMENT**

The Board of Adjustment meeting was adjourned at 11:00 P.M.

Respectfully submitted,

***Barbara McCausland***  
Board of Adjustment Secretary