

RAMSEY ZONING BOARD OF ADJUSTMENT
Minutes of the Regular Meeting
January 19, 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	X	
Mr. Crimmins	X	
Mr. FitzPatrick	X	
Ms. Jarvis	X	
Mr. Mooradian	X	
Mr. Raspantini	X	
Mr. Scuderi		X
Chairwoman Strollo	X	
Mr. Rogers Esq., Board Attorney	X	
Mr. Hals, Board Engineer	X	
Ms. Lupo, Board Admin. Secretary	X	

Mayor Dillon swore in new Board member Gary Raspantini.

ZONING BOARD OF ADJUSTMENT 2022

Mr. Crimmins made by motion to nominate the following Slate of Officers:

Ms. Angela Strollo Chairwoman
 Mr. Thomas Scuderi Vice Chairman

Mr. FitzPatrick seconded the motion. There being no other nominations, a motion was made by Mr. FitzPatrick, seconded by Mr. Mooradian to close the nominations. Carried.

BOARD COMMENTS

Councilwoman Woods thanked the members for serving on the board and looked forward to returning as council liaison. Chairwoman Strollo thanked the Board for having the confidence in her to serve in the capacity of the Zoning Board of Adjustment Chairwoman. Chairwoman Strollo said that she has been doing this for a few years and it has been an absolute honor. Chairwoman Strollo thanked Mr. Scuderi for serving as Vice Chairman. Chairwoman Strollo said that she has the utmost respect for him, particularly, how eager he is to participate and communicate with everyone. Chairwoman Strollo said that the skills he brings to the Board with regard to his knowledge of the law, his sense of fairness, and understanding of the due process is very important to the Board. Chairwoman Strollo welcomed Mr. Raspantini and Mr. Molinari who will be joining the Board.

PUBLIC COMMENTS - None**PUBLIC HEARING**

Robert & Jennifer Ascrizzi, Block 2001, Lot 18; 59 Sauna Road

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

Ms. Nancy Saccente, Esq. of 442 Broadway, Hillsdale, N.J. appeared on behalf of the applicants. Ms. Saccente said that the proposal is construct a new two car garage over the existing paved driveway and the existing garage area to then be reconfigured with a new mudroom, powder room, laundry room and office space. Ms. Saccente said that the existing kitchen is to be enlarged where there is the existing laundry room and powder room. Ms. Saccente said that they are proposing a new deck over the existing patio in the rear of the home for better usable recreational area.

Robert Ascrizzi was sworn in. Mr. Ascrizzi said that during the pandemic they have been working from home and are in need for additional office and living space for his family. Mr. Saccente asked Mr. Ascrizzi if the requirement for the R-1 zone is 40,250 sf and his lot size is 16,200 sf which is 40% of the required lot area for the zone. Mr. Ascrizzi said yes. Ms. Saccente presented the following exhibits:

Exhibit A-1 Architectural Plan dated March 1, 2021

Exhibit A-2 4 Photos

Mr. Ascrizzi described the existing and proposed conditions. Ms. Saccente reviewed the variances being requested. Ms. Saccente said that the minimum front yard requirement is 50' and the current home is 40.7' from the front property line. Ms. Saccente said that the proposed garage addition is going to be 48.5' from the front property line where 50' is required. Ms. Saccente said that the proposed garage addition will be 46.7' from the rear property line where 50' is required. Ms. Saccente said that last variance is for building coverage of 15.8% where 12% is allowed. Ms. Saccente said that the new

proposal is actually reducing the impervious coverage from 31.1% to 29.8% because they are reducing the paver patio walkway in the rear. Ms. Saccente said that the property is a severely undersized lot for the zone with an odd shape. Ms. Saccente said that it's more wide than deep. Ms. Saccente said that the proposal will not have any negative impact on the neighborhood and there's no substantial detriment to the public good or substantial impairment of the Ramsey zoning ordinances by the granting of this application.

BOARD QUESTIONS

Mr. Crimmins asked Mr. Ascrizzi if the addition was strictly for the garage addition with storage above. Mr. Ascrizzi said yes. Ms. Boone asked Mr. Ascrizzi if there will be any new landscaping. Mr. Ascrizzi said that the garage will not go over any landscaping. Mr. Hals asked Mr. Ascrizzi if the proposed deck is an elevated deck. Mr. Hals said that if it's an elevated deck, it becomes attached to the house and a variance if required. Mr. Ascrizzi said that there is a series of steps before the ground. Mr. Hals asked Mr. Ascrizzi what property is to the rear. Mr. Ascrizzi said that it's Darlington Park. Mr. Hals said that there's no elevation view on the plans to show the deck. Ms. Saccente said that they would like to amend the application to include a larger rear yard setback to the proposed deck. Mr. Rogers asked Mr. Hals what is the setback to the proposed rear deck. Mr. Hals said that it's 25.3'. Mr. Rogers said that the applicants notice did allow for any additional variances or waivers that may become apparent during the course of the hearing. Mr. Rogers said that they are making that request so that can be included in this application for consideration by the Board.

PUBLIC QUESTIONS - None

PUBLIC COMMENTS - None

BOARD COMMENTS

Mr. FitzPatrick said that the lot is smaller for the R-1 zone with an irregular width. Mr. FitzPatrick said that the applicants took a lot of things into consideration and actually improved on the impervious coverage. Mr. FitzPatrick said that it's a great addition and keeping with the neighborhood and is in favor of the application. Mr. Crimmins said that the addition is a minimal change and an improvement to the home. Mr. Crimmins said that there's a nonconformity with the front yard and rear yard and the deck has been addressed. Mr. Crimmins said that they are now within the impervious coverage and would be in favor of the application. Chairwoman Strollo said that the applicant established the criteria for a C-1 hardship for the undersized lot. Chairwoman Strollo said under a C-2, the addition centers the house and actually works within the confines of the setback ordinance and it doesn't exceed or exacerbate the front and rear. Chairwoman Strollo said that she would have a concern with the deck if there was a neighbor to the rear, but the fact that Darlington Park is to the rear she doesn't see any substantial detriment to the adjoining properties. Chairwoman Strollo said that she

Boone asked Mr. Ashbahian if the proposed front porch is mostly for shelter or aesthetics. Mr. Ashbahian said that it's a large aesthetic because the house is so flat. It breaks up the visual interest in the front of the house. Mr. Ashbahian said it's also for coverage for somebody coming to visit or just for the family to enjoy sitting out in the front yard. Mr. Crimmins asked Mr. Ashbahian what is the usable depth of the front porch. Mr. Ashbahian said that the stone columns use up about 9-10 inches, so the effective usable depth of a seven foot porch would probably be less than six feet.

PUBLIC QUESTIONS - None

PUBLIC COMMENTS - None

BOARD COMMENTS

Ms. Jarvis said it's an undersized lot and extremely narrow. Ms. Jarvis said that without the front porch, it is not aesthetically pleasing. Ms. Jarvis thinks this addition breaks it up and gives it more curb appeal. Ms. Jarvis said if the seven feet makes it look better from the curb, she believes that meets the positive criteria, advancing the intent and purposes of the municipal land use. Ms. Jarvis said that whether it's six or seven feet, it substantially outweighs any potential detriments, and meets the C-1 and C-2 criteria. Ms. Jarvis said that if seven feet is more aesthetically pleasing, she's in favor of the application at seven feet. Mr. Crimmins said Grove Street is a unique street. Mr. Crimmins said that the lot is an undersized lot. Mr. Crimmins said that the existing house already encroaches on the 50 foot minimum front yard setback by quite a distance, with not much room to work with. Mr. Crimmins said that the *façade* of the house certainly benefits by adding something there. Mr. Crimmins said that the front porch adds a safety feature to protect you from the elements. Mr. Crimmins doesn't think six or seven feet is a big difference and would be in favor of a seven front porch. Ms. Boone said that adding a front porch is aesthetically pleasing to the surrounding houses. Ms. Boone said that seven feet would be appropriate. Mr. Raspantini said he agrees with everything that's been said. Mr. Raspantini said that the proposal adds an aesthetic value and would complement the house and would be in favor of the seven foot porch. Chairwoman Strollo said that the applicant has met the hardship criteria by the house being situated very forward on the lot. Chairwoman Strollo said that the porch advances the purposes of the municipal land use law by providing shelter protection from the elements. Chairwoman Strollo said that the porch adds some visual appeal and would be noticeable as you drive down the street. Chairwoman Strollo said that she doesn't think one foot is going to make that much of a difference but would rather see less of an encroachment. Chairwoman Strollo said that she would go along with the Board's decision, but would like to put on the record that there's substantial impairment by bringing this forward to the street and it's noticeable. Chairwoman Strollo said she would be in favor of the application.

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

