

RAMSEY ZONING BOARD OF ADJUSTMENT
Minutes of the Regular Meeting
April 17, 2019

REGULAR MEETING

Chairwoman Strollo called the regular meeting of the Board of Adjustment of the Borough of Ramsey to order at 7:30 P.M.

PLEDGE OF ALLEGIANCE

Mr. Willcox led the Pledge of Allegiance.

Chairwoman Strollo read the Open Public Meetings Law notice.

ATTENDANCE	PRESENT	ABSENT
Mr. Crimmins	X	
Ms. Dugan	X	
Mr. FitzPatrick, Alt. 1		X
Mr. Heller	X	
Mr. Mooradian, Alt. 2		X
Mr. Scuderi		X
Mr. Willcox	X	
Ms. Woods		X
Chairwoman Strollo	X	
Mr. Schefers, Board Attorney	X	
Mr. Hals, Board Engineer	X	
Ms. Monaghan, Acting Board Secretary	X	

APPROVAL OF MINUTES

A motion to approve the minutes of 3/20/19 was made by **Ms. Crimmins**, seconded by **Mr. Heller**. All eligible members voted in favor. **Carried.**

CONSENT RESOLUTIONS

Vouchers/Performance Bonds/Letter of Credit:

Escrow Release – Rostkowski, Paul and Kirsten \$300.00
Block 1702, Lot 2.05

A motion to approve the Escrow Release was made by **Mr. Willcox**, seconded by **Mr. Crimmins**. All eligible members voted in favor. **Carried.**

A motion was made by **Ms. Dugan**, seconded by **Mr. Willcox** and was carried, to approve the 4/17/19 **CONSENT RESOLUTION** recommending to the Mayor & Council for the payment of vouchers. All eligible members voted in favor. **Carried.**

BOARD COMMENTS - None

PUBLIC COMMENTS - None

PUBLIC HEARING:

V-03-19-ZBA-04-Patrice Smiley Andrews, Block 2910, Lot 13; 77 Maple Street
(*Variances to allow maximum building coverage of 21.41% where 20% is required and a front yard setback of 29.6' where 40' is required.*)

Mr. Schefers said that the applicant had noticed properly and that the hearing could proceed.

Mr. Russell Anderson, Esq. of Honig and Anderson, Waldwick, N.J. appeared on behalf of the applicant. **Mr. Anderson** said that the applicant is seeking two variances under the hardship variance as the lot is significantly undersized. **Mr. Anderson** said that they are seeking variances for maximum building coverage of 21.41% where 20% is required and a front yard setback of 29.6' where 40' is required. **Mr. Anderson** said that the building coverage is de minimis but the percentage is grossly inflated based on the fact that the property itself is so undersized. **Mr. Anderson** said that the front yard setback is a second floor addition on top of an existing part of the home which is currently at 29.6'. **Mr. Anderson** explained that the addition is to make the home more livable and to allow for a more modernized home.

TESTIMONY OF GREIG ANDERSON

Greig Anderson of 41 Wawayanda Road, Warwick, N.Y. was sworn in and deemed an expert in architecture. **Mr. Anderson** briefly described the nature of the addition stating the current house is restricted with small, dark rooms. **Mr. Anderson** said there would be a small addition to the rear of the house to extend the kitchen and add a small powder room to the first floor. **Mr. Anderson** said the upstairs addition is an expansion over the sunroom.

QUESTIONS FROM THE BOARD

Ms. Dugan asked **Mr. Anderson** to qualify the back addition. **Mr. Anderson** did so. **Mr. Willcox** asked **Mr. Anderson** if the wood deck was new or existing. **Mr. Anderson** said it was new. **Ms. Dugan** asked **Mr. Anderson** if the variance for the front yard setback is grandfathered since it was in existence. **Mr. Hals** clarified it was needed because of the addition of the second story. **Mr. Hals** also clarified the need for the variance on building coverage as it includes the addition and the wood deck; it is increasing from 17.03% to 21.41% where 20% is required.

QUESTIONS FROM THE PUBLIC - None

COMMENTS FROM THE PUBLIC - None

COMMENTS FROM THE BOARD

Mr. Willcox stated that the lot is grossly undersized and is clearly a C1 exception; the impervious coverage is still well below the maximum. **Mr. Crimmins** agreed with **Mr. Willcox** stating they are staying within the footprint of the house and there is very little change from the street. **Ms. Dugan** agreed stating they there is a clear hardship, the increase is minimal and the footprint is not changing. **Mr. Heller** agreed with the other Board members. **Chairwoman Strollo** stated she agreed with the Board members; the applicant had met the burden of proof, the positive criteria establishing a C1 hardship. **Chairwoman Strollo** continued that it is an improvement to an older home, it brings it up to modernized standards; you have also met the negative criteria in that there is no detriment to the neighboring properties.

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

Roll call: **Ayes:** **Mr. Crimmins, Ms. Dugan, Mr. Heller, Mr. Willcox, Chairwoman Strollo**
 Nays:
 Abstain:
 Absent: **Mr. Fitzpatrick, Mr. Mooradian, Mr. Scuderi, Ms. Woods**

Carried.

RESOLUTIONS MEMORIALIZED

1. Docket #V-01-19-ZBA-01-Kim & James Langham, Block 2401, Lot 7; 201 Shadyside Road. Variance to allow front yard setback at 30.75' where 50' is required was approved.

A motion to waive the reading of the resolution was made by **Mr. Crimmins**, seconded by **Mr. Willcox**. **Carried.**

A motion to approve the resolution was made by **Ms. Dugan** seconded by **Mr. Crimmins**.

Roll call: **Ayes:** **Mr. Crimmins, Mr. Heller, Chairwoman Strollo**
 Nays:
 Abstain: **Ms. Dugan, Mr. Willcox**
 Absent: **Mr. Fitzpatrick, Mr. Mooradian, Mr. Scuderi, Ms. Woods**

Carried.

2. Docket # V-01-19-ZBA-02-Brian & Tricia Budway, Block 3305, Lot 5; 426 Elizabeth Avenue Variance to allow front yard setback at 37' where 40' is required was approved.

A motion to waive the reading of the resolution was made by **Mr. Crimmins**, seconded by **Mr. Heller**. **Carried**.

A motion to approve the resolution was made by **Mr. Crimmins** seconded by **Mr. Heller**.

Roll call: Ayes: Mr. Crimmins, Mr. Heller, Chairwoman Stollo

Nays:

Abstain: Ms. Dugan, Mr. Willcox

Absent: Mr. Fitzpatrick, Mr. Mooradian, Mr. Scuderi, Ms. Woods

Carried.

CORRESPONDENCE - None

NEW BUSINESS- None

OLD BUSINESS - None

ADJOURNMENT

A motion was made by **Mr. Crimmins**, seconded by **Mr. Willcox** to adjourn the regular meeting at 8:10 pm. All in favor. **Carried**.