

RAMSEY ZONING BOARD OF ADJUSTMENT
Minutes of the Regular Meeting
January 16, 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

Ms. Dugan 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	@7:44 pm	
Mr. Heller	X	
Mr. Mooradian, Alt. 2	X	
Mr. Scuderi	X	
Mr. Willcox	X	
Ms. Woods	X	
Chairwoman Strollo	X	
Mr. Steven Schefers, Board Attorney	X	
Mr. Hals, Board Engineer		X
Ms. Lupo, Board Admin. Secretary	X	

Mr. Schefers swore in returning and new Zoning Board members.

REORGANIZATION – ZONING BOARD OF ADJUSTMENT FOR 2019

Mr. Scuderi nominated **Angela Strollo** as Chairwoman to the Zoning Board of Adjustment for the year 2019. **Mr. Willcox** seconded the nomination. There being no other nominations, a motion was made by **Ms. Dugan**, seconded by **Mr. Crimmins**, to close the nominations. **Carried.**

Mr. Scuderi asked for a motion to approve the nomination, a motion was made by **Ms. Woods**, seconded by **Mr. Crimmins**.

Roll call: Ayes: Mr. Crimmins, Ms. Dugan, Mr. Heller, Mr. Mooradian,
Mr. Scuderi, Mr. Willcox, Ms. Woods, Chairwoman Stollo

Nayes:

Abstain:

Absent:

Carried.

Mr. Scuderi instructed the Secretary to cast one ballot for **Angela Stollo** as Chairwoman to the Zoning Board of Adjustment for the year 2019.

Ms. Woods nominated **Thomas Scuderi** as Vice Chairman to the Board of Adjustment for the year 2019. **Mr. Crimmins** seconded the nomination. There being no other nominations, a motion was made by **Mr. Willcox**, seconded by **Ms. Dugan**, to close the nominations. **Carried.**

Ms. Woods asked for a motion to approve the nomination, a motion was made by **Mr. Crimmins**, seconded by **Mr. Willcox**.

Roll call: Ayes: Mr. Crimmins, Ms. Dugan, Mr. Heller, Mr. Mooradian,
Mr. Scuderi, Mr. Willcox, Ms. Woods, Chairwoman Stollo

Nayes:

Abstain:

Absent:

Carried.

Ms. Woods instructed the Secretary to cast one ballot for **Thomas Scuderi** as Vice Chairman to the Zoning Board of Adjustment for the year 2019.

Chairwoman Stollo nominated **Mary Ann Lupo** as Administrative Secretary to the Zoning Board of Adjustment for the year 2019. Ms. Woods seconded the nomination. There being no other nominations, a motion was made by **Ms. Dugan**, seconded by **Mr. Scuderi**, to close the nominations. **Carried.**

Chairwoman Stollo asked for a motion to approve the nomination, a motion was made by **Mr. Willcox**, seconded by **Mr. Scuderi**.

Roll call: Ayes: Mr. Crimmins, Ms. Dugan, Mr. Heller, Mr. Mooradian,
Mr. Scuderi, Mr. Willcox, Ms. Woods, Chairwoman Stollo

Nayes:

Abstain:

Absent:

Carried.

Chairwoman Strollo instructed the Secretary to cast one ballot for Mary Ann Lupo as Administrative Secretary to the Zoning Board of Adjustment for the year 2019.

Chairwoman Strollo read the following resolution:

RESOLUTION – PROFESSIONAL APPOINTMENTS

WHEREAS, the Zoning Board of Adjustment of the Borough of Ramsey, requires the professional services of a Planning Board Attorney, Professional Engineer, Drainage Consultant, Sewer Consultant, Wetlands Consultant, Planner, Professional Surveyor, Lighting Consultant, and Tree Expert/Arborist;

WHEREAS, it is contemplated that the 2019 budget will contain the necessary appropriations estimated to be reasonably required for each of such professional services;

NOW, THEREFORE, BE IT RESOLVED by the Zoning Board of Adjustment of the Borough of Ramsey that the following appointments be made for the year 2019:

- Bruce E. Whitaker as Attorney for the Planning Board;**
- David A. Hals P.E., L.S., P.P. as Engineer for the Planning Board;**
- David A. Hals P.E., L.S., P.P. as Drainage Consultant;**
- Crew Engineers, Inc. as Sewer Consultant;**
- Paulus, Sokolowski & Sartor, Inc. as Wetlands Consultant;**
- Joseph H. Burgis, P.P., Burgis Associates as Planner;**
- David A. Hals P.E., L.S., P.P. as Professional Surveyor;**
- Lovell Design Services, Electrical Design Consultants as Lighting Consultant;**
- Chris Hasbrouck as Tree Expert/Arborist.**

BE IT FURTHER RESOLVED that a copy of this resolution shall be published in the Bergen Record and Ridgewood News within ten days of its passage as required by law.

A motion to approve the resolution was made by **Mr. Willcox**, seconded by **Mr. Scuderi**.

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

APPROVAL OF MINUTES

A motion to approve the minutes of 10/17/18 was made by **Ms. Woods**, seconded by **Mr. Willcox**. All eligible members voted in favor. **Carried.**

CONSENT RESOLUTIONS

Vouchers/Performance Bonds/Letter of Credit:

A motion was made by **Mr. Willcox**, seconded by **Mr. Crimmins**, to approve the 01/16/19 **CONSENT RESOLUTION** recommending to the Mayor & Council the payment of vouchers. All eligible members voted in favor. **Carried.**

BOARD COMMENTS

CHAIRWOMAN STROLLO thanked the Board for their voluntary service and is honored to serve with this intelligent and fair-minded Board. **Chairwoman Strollo** said that it's not always easy to make the decisions that we make. We may have differing opinions, but we always have a mutual respect for one another. **Chairwoman Strollo** thanked **Mr. Mooradian** for joining the Board. **Ms. Woods** welcomed **Mr. Mooradian** to the Board.

RESOLUTIONS MEMORIALIZED

1. Docket #V-06-18-ZBA-12-Carole Harrison, Block 4102, Lot 4; 121 Brookfield Lane; Variance to allow 27.3' rear yard setback where 50' is required was approved.

A motion to waive the reading of the resolution was made by **Mr. Scuderi**, seconded by **Ms. Woods**. **Carried.**

A motion to approve the resolution was made by **Mr. Willcox** seconded by **Ms. Woods**.

Roll call: Ayes: Mr. Crimmins, Ms. Dugan, Mr. FitzPatrick, Mr. Heller, Mr. Scuderi, Mr. Willcox, Ms. Woods, Chairwoman Strollo

Nayes:

Abstain:

Absent:

2. Docket #V-07-18-ZBA-14, Joseph & Susan Ariyan, Block 4906, Lot 21; 77 Canterbury Drive; Variances to allow 17.6% building coverage where 12.4% is existing and 15% is maximum allowed and 3,896 sf of maximum living space where 2,564 sf is existing and 3,500 sf is maximum allowed were approved.

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

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

Roll call: Ayes: Mr. Crimmins, Ms. Dugan, Mr. FitzPatrick, Mr. Heller, Mr. Scuderi, Mr. Willcox, Ms. Woods, Chairwoman Strollo

Nayes:

Abstain:

Absent:

CORRESPONDENCE - None

NEW BUSINESS

Ordinance 22-2018

Councilman Killman read Ordinance 22-2018 which was passed last year by the Mayor & Council. It allows for the installation of a 6' high fence and all front-facing fencing shall be limited to 4'.

OLD BUSINESS - None

ADJOURNMENT

A motion was made by **Mr. Scuderi**, seconded by **Mr. Crimmins** to adjourn the regular meeting at 7:50 pm. All in favor. **Carried.**