

**RAMSEY ZONING BOARD OF ADJUSTMENT**  
**Minutes of the Regular Meeting**  
**January 18, 2023**

**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
Mr. Crimmins	X	
Mr. FitzPatrick	X	
Ms. Jarvis	X	
Mr. Giancaspro	X	
Mr. Grissoni, Alt. 2	X	
Mr. Molinari, Alt 1	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	

Mr. Rogers swore in returning Board members Robert Crimmins, James FitzPatrick, Richard Molinari and new member Christian Grissoni.

**ZONING BOARD OF ADJUSTMENT 2023**

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

Ms. Angela Strollo	Chairwoman
Mr. Thomas Scuderi	Vice Chairman

Ms. Jarvis seconded the motion. There being no other nominations, a motion was made by Mr. Crimmins, seconded by Ms. Jarvis to close the nominations. Carried.

Mr. Crimmins made a motion to approve the Slate of Officers, Ms. Jarvis seconded the motion.

Roll Call: AYES: Mr. Crimmins, Mr. FitzPatrick, Ms. Jarvis, Mr. Giancaspro, Mr. Raspantini, Mr. Scuderi, Chairwoman Strollo

NAYES:

ABSTAIN: Mr. Molinari, Mr. Grissoni

ABSENT:

Carried.

Mr. Crimmins instructed the Secretary to cast one ballot for the Slate of Officers for the Zoning Board of Adjustment for the year 2023.

Mr. Crimmins nominated Mary Ann Lupo as Administrative Secretary to the Zoning Board of Adjustment for the year 2022. Ms. Jarvis seconded the motion. There being no other nominations, a motion was made by Mr. Crimmins, seconded by Ms. Jarvis to close the nominations. Carried.

A motion to approve the nomination was made by Mr. Crimmins, seconded by Ms. Jarvis.

Roll Call: AYES: Mr. Crimmins, Mr. FitzPatrick, Ms. Jarvis, Mr. Giancaspro, Mr. Raspantini, Mr. Scuderi, Chairwoman Strollo

NAYES:

ABSTAIN: Mr. Molinari, Mr. Grissoni

ABSENT:

Carried.

Mr. Crimmins instructed the Secretary to cast one ballot for Mary Ann Lupo as Administrative Secretary to the Zoning Board of Adjustment for the year 2022.

Mr. Crimmins read the following:

**RESOLUTION – PROFESSIONAL APPOINTMENTS**

**WHEREAS**, the Zoning Board of Adjustment of the Borough of Ramsey, requires the professional services of a Zoning Board Attorney, Professional Engineer, Drainage Consultant, Sewer Consultant, Professional Planner, Professional Surveyor;

**WHEREAS**, it is contemplated that the 2023 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 2023:



A motion to waive the reading of the Resolution was made by Mr. Scuderi, seconded by Ms. Jarvis. Carried.

A motion to approve the Resolution was made by Mr. Scuderi, seconded by Ms. Jarvis.

Roll Call: AYES: Ms. Jarvis, Mr. Molinari, Mr. Raspantini, Mr. Scuderi

NAYES:

ABSTAIN: Mr. Crimmins, Mr. FitzPatrick, Mr. Giancaspro,  
Mr. Grissoni, Chairwoman Strollo

ABSENT:

Carried.

**BOARD COMMENTS**

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 it's been an honor to serve on the Board. Chairwoman Strollo thanked Mr. Scuderi for serving as Vice Chairman. Chairwoman Strollo thanked the rest of the Board members including Mr. Rogers, Mr. Hals and Ms. Lupo.

**PUBLIC COMMENTS** - None

**PUBLIC HEARING**

Victor Miller & Danielle Barberio, Block 2802, Lot 24; 25 New Street.

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

Virginia Swiatek, Esq. of 191 Godwin Ave., Wyckoff, N.J. appeared on behalf of the applicant. Ms. Swiatek presented the following exhibits:

Exhibit A-1 Architectural Plan dated June 29, 2021

Exhibit A-2 through A-5 Photos

Linda Del Nobile-Menzi of 299 Park Avenue, Park Ridge, N.J. was sworn in and deemed an expert in architecture. Ms. Del Nobile-Menzi said that they are requesting the following variances:

1. Side yard setback at 7.3' where 10' is required
2. Rear yard setback of 12' where 25' is required
3. Maximum building coverage of 23.5% where 20% is allowed
4. Maximum impervious coverage of 48.1% where 40% is allowed

Ms. Del Nobile-Menzi said that the lot size is 5,000 sf where 14,000 sf is required. Ms. Del Nobile-Menzi said that they are under about 1/3 of the requirement for the zone. Ms. Del Nobile-Menzi said that the house was built probably over 100 years ago and is set back on the property, thereby triggering the rear yard variance. Ms. Del Nobile-Menzi said that due to the lot size they are only allowed to have 1,000 of building coverage and they are at 966 with the house. The deck proposal is for a small modest deck area which puts them over on building and impervious coverage.

Summary:

The applicant is proposing an elevated 10' x 17' rear deck at the first floor level of the home. A ground level paver patio is proposed beneath the deck at the basement level. The patio is proposed with the same footprint as the deck. There is currently an exterior door at the first floor level that is unable to be used.

Victor Miller was sworn in. Mr. Miller said that he and his wife have always wanted a deck for entertaining and for convenience of being able to observe his dogs from the deck located off the kitchen.

**PUBLIC QUESTIONS** - None

**PUBLIC COMMENTS** - None

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

Roll Call:	AYES:	Mr. Crimmins, Mr. FitzPatrick, Mr. Giancaspro, Ms. Jarvis, Mr. Raspantini, Mr. Scuderi, Chairwoman Strollo
	NAYES:	
	ABSTAIN:	Mr. Grissoni, Mr. Molinari
	ABSENT:	

Carried.

Victoria & Matthew Goulet, Block 5410, Lot 19; 60 Nottingham Road.

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

Victoria & Matthew Goulet were sworn in. Ms. Goulet presented the following exhibits:

Exhibit A-1 Survey dated September 14, 2022

Exhibit A-2 Photo

Ms. Goulet said that they have an irregular shape and undersized property. Ms. Goulet said that they are unable to put a normal size table on the current deck with enough clearance for safety for anybody to get up from. Ms. Goulet said that the variance is from the diagonal part of the property.

Summary:

The applicant is proposing to expand the rear deck of the home. The existing deck is to be expanded across the rear of the house. The expanded deck is proposed with a 16.3' rear yard setback where 25' is required.

**PUBLIC QUESTIONS** - None

