

RAMSEY ZONING BOARD OF ADJUSTMENT
Minutes of the Regular Meeting
February 19, 2020

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. Scuderi led the Pledge of Allegiance.

Chairwoman Strollo read the Open Public Meetings Law notice.

Judge Cerame swore in **Allison Jarvis**.

ATTENDANCE	PRESENT	ABSENT
Mr. Crimmins	X	
Ms. Fisher Poppe		X
Mr. FitzPatrick	X	
Ms. Jarvis, Alt. 1	X	
Mr. Mooradian	X	
Mr. Scuderi	X	
Chairwoman Strollo	X	
Judge Cerame, Acting Board Attorney	X	
Mr. Hals, Board Engineer	X	
Ms. Lupo, Board Admin. Secretary	X	

APPROVAL OF MINUTES

A motion to approve the minutes of 1/15/20 was made by **Mr. Crimmins**, seconded by **Mr. FitzPatrick**. All eligible members voted in favor. **Carried.**

CONSENT RESOLUTIONS

Vouchers/Performance Bonds/Letter of Credit:

A motion was made by **Mr. Scuderi**, seconded by **Mr. Crimmins**, to approve the 2/19/20 **CONSENT RESOLUTION** recommending to the Mayor & Council the payment of vouchers. All eligible members voted in favor. **Carried.**

BOARD COMMENTS

Chairwoman Strollo welcomed Mrs. Jarvis to the Zoning Board and appreciates her volunteering to serve.

PUBLIC COMMENTS - None

PUBLIC HEARING:

V-12-06-ZBA-13-**Stephen and Catherine Keefe**, Block 2802, Lot 26; 33 New Street. Variances to allow a front yard setback at 20.5' where 49' is required and a side yard setback at 4.5' where 10' is required.

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

TESTIMONY OF STEPHEN AND CATHERINE KEEFE

Mr. and Mrs. Keefe of 33 New Street, Ramsey, N.J. were sworn in. **Xiomara Paredes of Paredes-Grube Architecture** of 240 Rock Road, Glen Rock, N.J. was sworn in as an expert in architecture. **Ms. Paredes** presented Exhibit A-1, photos labeled A-K, dated 02/19/20. **Ms. Paredes** reviewed the proposed additions to the existing non-conforming house. **Ms. Paredes** said that they were working with four hardships; the house is non-conforming to the front yard and to the side yard, the property is substandard in width where the minimum of 75 feet is required and 50 feet is existing and in lot area where the minimum required is 14,000 sf and 4,996 sf is existing. **Ms. Paredes** said the existing front porch would be converted to a study, maintaining the current footprint. **Ms. Paredes** said they were proposing in the rear to remove an area in front of the shed that was asphalt and replace it with grass reducing the impervious coverage. **Ms. Paredes** continued that they were removing a rear deck decreasing the building coverage; there is a line of trees that serves as a buffer to the next door neighbors to the rear and to the south. **Ms. Paredes** clarified that the variances being sought were for existing non-conforming conditions.

QUESTIONS FROM THE BOARD

Mr. Scuderi asked **Ms. Paredes** about the application where it states the setbacks. **Mr. Hals** clarified that there was no change. **Chairwoman Strollo** asked **Ms. Paredes** if it was the intent of the applicant to maintain the buffer on the south side. **Mrs. Keefe** said yes.

QUESTIONS FROM THE PUBLIC - None

COMMENTS FROM THE PUBLIC - None

COMMENTS FROM THE BOARD

Chairwoman Strollo said that in terms of the positive criteria the applicant has established that there are several hardships: the substandard lot and the other non-

conforming conditions. **Chairwoman Stollo** said that the variance can be granted without substantial detriment to the public good. **Chairwoman Stollo** said that the applicant had considered the intent of the code; she thinks it is a great improvement to the property. **Mr. Scuderi** stated he too was in favor of the application with the substandard lot and the unique situation in the surrounding neighborhood based upon the hardship that the applicant has evidenced; he was in favor. **Mr. Crimmins** said he thought that it was extremely effective the overhead shot; it was obvious that every house on every house on that street is within 10 ft. of the street. **Mr. Crimmins** said the neighborhood was put together in 1910 when there were no zoning regulations and it was an improvement. **Mr. FitzPatrick** said there are existing hardships; you are trying to keep the look of the neighborhood and stay within code. **Mr. Mooradian** stated it was a very well thought out plan, very effectively presented. **Ms. Jarvis** said she was familiar with the neighborhood and that the applicant took pains to reduce some of the issues existing with the house and to further conform to the spirit of the code.

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

Roll call: **Ayes:** **Mr. Crimmins, Mr. FitzPatrick, Ms. Jarvis, Mr. Mooradian, Mr. Scuderi, Chairwoman Stollo**
 Nays:
 Abstain:
 Absent: **Ms. Fisher Poppe**

Carried.

RESOLUTIONS MEMORIALIZED - None

NEW BUSINESS

Chairwoman Stollo stated there is a 2019 annual report to approve.

A motion to approve the acceptance of the annual report was made by **Mr. Mooradian**, seconded by **Mr. Crimmins**.

Roll call: **Ayes:** **Mr. Crimmins, Mr. FitzPatrick, Ms. Jarvis, Mr. Mooradian, Mr. Scuderi, Chairwoman Stollo**
 Nays:
 Abstain:
 Absent: **Ms. Fisher Poppe**

Carried.

OLD BUSINESS - None

ADJOURNMENT

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