

**MEETING TO BE HELD BY WAY OF ZOOM REMOTE VIDEO/AUDIO CONFERENCE**  
**Join Zoom Meeting**  
**<https://zoom.us/j/93566188213?pwd=NS84RmVabGI4VXpUZkRXMGVTVE4xUT09>**  
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**RAMSEY ZONING BOARD OF ADJUSTMENT**  
**REGULAR MEETING 7:30 PM**  
**February 17, 2021**

**Pledge of Allegiance**

**Open Public Meeting Law Notice**

**Roll Call**

**Approval of Minutes:** None

**Approval of Bills**

Vouchers/Performance Bonds/Letter of Credit

**Board Comments**

**Public Comments**

**Public Hearings**

V-10-20-ZBA-10-**Sara & Thomas Gustafson**, Block 3201, Lot 24; 53 Ramsey Avenue. Variances to allow front yard setback of 38.2 feet where 45 feet is required, corner lot setback of 9.9 feet and 8.1 feet where 22.5 feet is required, maximum building coverage of 23.3% where 20% is allowed.

<https://www.ramseynj.com/DocumentCenter/View/3253/Gustafson-2-17-21>

V-12-20-ZBA-12-**William & Elizabeth Yirce**, Block 3212, Lot 6; 34 Larch Avenue. Variances to allow fence height within the front yard of 6' feet where 4' is maximum allowed and fence type of split rail or picket and at least 50% open is permitted and a solid fence is proposed.

<https://www.ramseynj.com/DocumentCenter/View/3248/Yirce-2-17-2021>

**Resolutions Memorialized**

V-08-20-ZBA-7-**Robert & Alexandra Corcoran**, Block 4909, Lot 4; 95 South Franklin Turnpike. Variances were approved to allow rear yard setback of 11.4' where 25' is required, maximum building coverage of 25.8% where 20% is allowed and maximum impervious coverage of 54.3% where 40% is allowed.

**New Business**

2020 Annual Report

**Old Business**

**Thomas Ashbahian**. Notice of Appeal of Zoning Determination Made on August 20, 2020 Relating to 24 Grant Street, Ramsey, N.J. – Continuation has been carried to March 17, 2021.

**Mechanic Cousins, LLC**, Block 4902, Lot 9; 26 Mechanic Street. Application has been carried to March 17, 2021.

**Adjournment**

**Date of next meeting – March 17, 2021**  
***THIS AGENDA IS SUBJECT TO CHANGE***