

**MEETING TO BE HELD BY WAY OF ZOOM REMOTE VIDEO/AUDIO CONFERENCE**  
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**RAMSEY ZONING BOARD OF ADJUSTMENT**  
**REGULAR MEETING 7:30 PM**  
**November 16, 2022**

**Pledge of Allegiance**

**Open Public Meeting Law Notice**

**Roll Call**

**Approval of Minutes:**           October 19, 2022

**Resolution(s) Memorialized**

Edward & Courtney Harrington, Block 2601, Lot 25.11; 23 Farmington Court. Variances were approved to allow a side yard setback of 16.10' where 15' is minimum required, maximum building coverage of 13.49% (12.45% existing) where 12% is maximum permitted and impervious coverage of 32.79% (32.19% existing) where 30% is maximum permitted.

Steve & Lisa Calamita, Block 4203, Lot 14; 10 Island Park Avenue. Variances were approved to allow a front yard setback of 37' (39' existing) where 40 feet is minimum required and a rear yard setback of 20.68' (14.8' existing) where 25' is minimum required.

Ramsey Golf & Country Club, Block 5207, Lot 7; 105 Lakeside Drive. Amend certain limiting conditions of the Resolution of Approval adopted January 20, 2021 was approved.

**Board Comments**

**Public Comments**

**Public Hearing**

V-07-22-ZBA-12-Kevin & Christie Nabipour, Block 1902, Lot 37; 23 Darlington Avenue. Variances to allow maximum building coverage of 21.2% where 20% is maximum permitted and garage required in a residential zone and a carport is proposed.

<http://nj-ramseyborough.civicplus.com/DocumentCenter/View/4603/Nabipour-application>

V-08-22-ZBA-13-John Kuntz & Abbey Van Horne, Block 5203, Lot 1; 50 Morton Drive. Variances to allow maximum building coverage of 17.8% (16.9% existing) where 15% is maximum permitted and impervious coverage of 35.6% (34.8% existing) where 35% is maximum permitted.

<http://nj-ramseyborough.civicplus.com/DocumentCenter/View/4604/Kuntz-Van-Horne-application>

**New Business**

Ramsey Zoning Board of Adjustment 2023 Annual Schedule of Regular Meetings

**Old Business** - None

**Adjournment**

**Date of next meeting – December 21, 2022**

***THIS AGENDA IS SUBJECT TO CHANGE***