

**RAMSEY ZONING BOARD OF ADJUSTMENT**  
**Minutes of the Regular Meeting**  
**February 16, 2022**

**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
Ms. Boone, Alt. #1	X	
Mr. Crimmins	X	
Mr. FitzPatrick		X
Ms. Jarvis		X
Mr. Molinari, Alt. #2		
Mr. Mooradian	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	

Mayor Dillon swore in new Board member Richard Molinari

**APPROVAL OF MINUTES**

A motion to approve the minutes of 12/15/21 & 01/19/22 was made by Mr. Crimmins, seconded by Mr. Mooradian. All eligible members voted in favor. Carried.

**BOARD COMMENTS**

Chairwoman Strollo welcomed Mr. Molinari and thanked him for serving on the Board.

**PUBLIC COMMENTS** - None

**PUBLIC HEARING**

Derek & Kathleen Gamble, Block 5206, Lot 24; 124 Morton Drive.

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

Derek & Kathleen Gamble were sworn in. Mr. Gamble said that they have lived in their current home since 2015. Mr. Gamble said that they are seeking variances for front yard setback, building and impervious coverages.

Mr. Gamble presented the following exhibits:

Exhibit A-1 Photos

Exhibit A-2 Architectural Plan last revised November 4, 2021

Mr. Gamble described the photos. Mr. Gamble said that they would like to add a front porch that would extend to the left side of the house. Ultimately, they are looking for a place to sit and enjoy the street and add some curb appeal in the process. Mr. Gamble said that to the rear of the house, they are looking to add a small recreational and mudroom to accommodate their kids as they get older and require more space. Mr. Gamble said that many of the houses in the club are undersized and require variances. Mr. Gamble said that they are seeking a hardship variance due to their undersized lot in the club. Mr. Gamble said that their lot is 8,250 sf where 14,000 sf is the minimum lot area required.

**BOARD QUESTIONS**

Mr. Scuderi asked Mr. Gamble to describe the additions to the house. Mr. Gamble did so. Ms. Boone asked Mr. Gamble the depth of the porch that is being proposed. Mr. Gamble said that the porch depth is seven feet. Mr. Rogers asked Mr. Gamble if there is anything currently covering the front door to protect people from standing in that area. Mr. Gamble said no. Mr. Rogers asked Mr. Gamble if the proposed front covered porch will protect people that are waiting by the front door area in inclement weather. Mr. Gamble said yes. Mr. Rogers asked Mr. Gamble what was to the rear of the property. Mr. Gamble said that there a small stream and the first hole of the golf course. Mr. Hals asked Mr. Gamble the percentage of his lot size to the required lot size for the zone. Mr. Gamble said it's roughly 60%. Mr. Hals asked Mr. Gamble if there is anything unique to the property. Mr. Gamble said that there a small creek and the golf course toward the rear of the property.

**PUBLIC QUESTIONS** - None

**PUBLIC COMMENTS** - None

**BOARD COMMENTS**

Mr. Scuderi said that the applicant has satisfied the burden of the undersized lot. Mr.



**Exhibit A-2 Photos**

Ms. Del Nobile Menze said the proposal is for an addition off the back of the house which is going into the garage and attaching the garage to the house. Ms. Del Nobile Menze said the garage will become part of the principal dwelling. A variance is being requested for the side yard setback of 3.4' where 10' minimum is required. Ms. Del Nobile described the existing and proposed conditions.

**BOARD QUESTIONS**

Ms. Boone asked Ms. Del Nobile Menze if the addition to the garage will raise the roofline. Ms. Del Nobile Menze said yes. It will be unfinished attic space. Mr. Raspantini asked Ms. Del Nobile Menze to review the issue with the side yard setback. Ms. Del Nobile Menze did so. Chairwoman Strollo asked Del Nobile Menze to justify why raising the roofline and adding unfinished attic space over the garage is necessary. Ms. Del Nobile Menze said that the roofline for the addition needs to coordinate with the roofline over the garage. It ties everything together. Mr. Scuderi asked Ms. Del Nobile Menze if a discussion of alternative plans were considered. Ms. Del Nobile Menze said that because of the narrow lot size, this was the best plan. Mr. Rogers asked Ms. Del Nobile Menze what is the increase in height of the roofline over the garage. Ms. Del Nobile Menze said approximately 10' to the ridge point. Mr. Rogers asked if there is any access to that space from the house addition. Ms. Del Nobile Menze said no. Mr. Rogers suggested that no occupancy over the garage be a condition of approval. Mr. Hals asked Ms. Del Nobile Menze what is the size of the overhang that's extending out from the garage. Ms. Del Nobile Menze said that it's about a foot and a half. Mr. Hals suggested that be flush with the garage wall.

Mr. Fosdick said his family lived in Ramsey for 15 years and 10 years in his current home. Mr. Fosdick said that a goal for a number of years has been to move the kitchen to the rear of the home, add a fourth bedroom and attach the garage to the house. Mr. Fosdick described the photos.

**BOARD QUESTIONS**

Mr. Scuderi asked Mr. Fosdick if the area by the garage changing. Mr. Fosdick said that they are removing a tiny little side that will make it a little less severe to move into the garage.

**PUBLIC QUESTIONS** - None

**PUBLIC COMMENTS** - None

**BOARD COMMENTS**

Chairwoman Strollo said that the proposed plan is the least intrusive to the neighbors. Chairwoman Strollo said that the garage is located in an interesting location and if it were moved, it would make things more difficult. Chairwoman Strollo said that the

applicant meets the C-1 criteria, but also the C-2 criteria for a better planning alternative. Chairwoman Strollo said that the variance can be granted without substantial detriment to the public or adjoining properties. Chairwoman Strollo said that with the conditions of the overhang flush with the garage and no occupancy be allowed or permitted in the attic space, she would be in favor of the application. Mr. Scuderi said that he's in agreement with Chairwoman Strollo. Mr. Scuderi said that it doesn't appear that alternatives were feasible and would be in favor of the application. Mr. Molinari said that he recognizes a hardship due with the corner lot. Mr. Molinari doesn't see any detriment to the neighbors. Mr. Molinari said that the garage serves as a buffer to the close proximity to where the neighbor has a hot tub and pool. Mr. Molinari said that he does recognize that the addition would be an improvement to the property and he would be in favor of the application. Mr. Crimmins said that by moving the garage, the yard would be cutoff and there will no longer be access to the backyard. Mr. Crimmins said that there aren't a lot of options and the applicants stayed within the limits of what exists. Mr. Crimmins said that the proposal is a well thought out plan with the intention of minimizing any zoning issues and he would be in favor of the application.

A motion to approve the application subject to the following conditions was made by Mr. Crimmins, seconded by Mr. Raspantini.

Condition #1 Flush overhang over the garage

Condition #2 No occupancy above the garage

Roll Call: AYES: Ms. Boone, Mr. Crimmins, Mr. Molinari, Mr. Mooradian,  
Mr. Raspantini, Mr. Scuderi, Chairwoman Strollo

NAYES:

ABSTAIN:

ABSENT: Mr. FitzPatrick, Ms. Jarvis

Carried.

**RESOLUTION(S)**

Robert & Jennifer Ascrizzi, Block 2001, Lot 18; 59 Sauna Road. Variances were approved. Mr. Rogers said that it was discovered by Mr. Hals that the rear yard deck was slightly off the ground and is considered building coverage. The Board approved building coverage at 15.8% where 12% is maximum required. Mr. Hals reviewed the building coverage including the deck to be at 20.1%. Mr. Rogers said that the building coverage only increased because of the deck. The issue of the hardship was the same hardship that was previously approved. Mr. Rogers said as long as the Board feels that way, a recalculation of the building coverage percentage can be corrected and the Resolution can be adopted.

A motion to waive the reading of the Resolution was made by Mr. Crimmins, seconded by Mr. Mooradian. Carried.

A motion to approve the Resolution was made by Mr. Crimmins, seconded by Mr. Mooradian.

Roll Call: AYES: Ms. Boone, Mr. Crimmins, Mr. Mooradian, Mr. Raspantini,

Chairwoman Strollo

NAYES:  
ABSTAIN: Mr. Molinari, Mr. Scuderi  
ABSENT: Ms. Jarvis, Mr. FitzPatrick

Carried.

Joseph Macarak & Leslie Derderian, Block 1301, Lot 28; 344 Grove Street. Variances to allow front yard setback of 32.4' where 50' is required and side yard setback of 24.3' where 25' is required.

A motion to waive the reading of the Resolution was made by Mr. Crimmins, seconded by Mr. Mooradian. Carried.

A motion to approve the Resolution was made by Mr. Crimmins, seconded by Mr. Mooradian.

Roll Call: AYES: Ms. Boone, Mr. Crimmins, Mr. Mooradian, Mr. Raspantini, Chairwoman Strollo

NAYES:  
ABSTAIN: Mr. Molinari, Mr. Scuderi  
ABSENT: Ms. Jarvis, Mr. FitzPatrick

Carried.

**NEW BUSINESS**

2021 Annual Report

A motion to adopt the 2021 Annual Report was made by Mr. Scuderi, seconded by Mr. Mooradian.

Roll Call: AYES: Ms. Boone, Mr. Crimmins, Mr. Molinari, Mr. Mooradian, Mr. Raspantini, Mr. Scuderi, Chairwoman Strollo

NAYES:  
ABSTAIN:  
ABSENT: Mr. FitzPatrick, Ms. Jarvis

Carried.

**OLD BUSINESS**

V-07-21-ZBA-12-506 Route 17 Ramsey LLC, Block 5102, Lot 5; 506 Route 17 North – Carried to March 16, 2022.

**ADJOURNMENT**

A motion was made by Mr. Crimmins, seconded by Mr. Mooradian, to adjourn the regular meeting at 9:30 pm. All voted in favor. Carried.