

**RAMSEY ZONING BOARD OF ADJUSTMENT**  
**Minutes of the Regular Meeting**  
**July 19, 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.

**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	
Mr. Giancaspro	X	
Mr. Grissoni, Alt. 2	X	
Ms. Jarvis	X	
Mr. Molinari, Alt 1	X	X
Mr. Raspantini		X
Mr. Scuderi		X
Chairwoman Strollo	X	
Mr. Rogers Esq., Board Attorney	X	
Mr. Hals, Board Engineer	X	
Mr. Novak, Board Planner	X	
Ms. Lupo, Board Admin. Secretary	X	

**APPROVAL OF MINUTES**

A motion to approve the minutes of May 17, 2023 was made by Mr. FitzPatrick, seconded by Ms. Jarvis. All eligible members voted in favor. Carried.

**RESOLUTION(S)**

Ramsey Housing, Inc.  
 Block 2308, Lot 1; 13 North Central Ave.  
 Site Plan with Variances

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

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

Roll Call:       AYES:       Mr. Crimmins, Mr. FitzPatrick, Ms. Jarvis,

Chairwoman Strollo

NAYES:

ABSTAIN: Mr. Giancaspro, Mr. Grissoni

ABSENT: Mr. Molinari, Mr. Raspantini, Mr. Scuderi

Carried.

**BOARD COMMENTS** - None

**PUBLIC COMMENTS** - None

**PUBLIC HEARING**

V-ZBA-01-23-01-26 Mechanic LLC

Block 4902, Lot 9; 26 Mechanic St.

Site Plan with Variances and Soil Movement

Brian M. Chewcaskie, Esq. of Cleary, Jacobbe, Alfieri, Jacobs LLC, 169 Ramapo Valley Road, Oakland, N.J. appeared on behalf of the applicant.

Summary:

The applicant is seeking Preliminary and Final Site Plan approval with variances and Soil Movement approval to develop the property with three (3) townhouse units.

Residences are permitted in the B-1 zone district provided the residences are complying with all the required conditions as set forth in Chapter 34-19, R-4 Multifamily District.

The proposed three units exceed the permitted density of the R-4 district. Therefore, a d(5) density variance is required for the proposed three (3) units.

The following variances have been identified with the proposal:

- a. d(5) Density Variance for the Proposed 3 Dwelling Units
  - 4,000 SF/DU required
  - 2,849 SF/DU proposed
- b. Maximum Building Height – Number of Stories (Chapter 34-19.2.a)
  - 2 ½ stories maximum
  - 3 stories proposed
- c. Front Yard Setback – Prospect Street (Chapter 34-19.2.b)
  - 20’ required
  - 16.5’ proposed covered walkway
- d. Front Yard Setback – Mechanic Street (Chapter 34-19.2.b)
  - 25.5’ required
  - 20’ proposed
- e. Rear Yard Setback – Deck (Chapter 34-19.2.d)
  - 20’ required
  - 12.5’ proposed
- f. Maximum Building Coverage (Chapter 34-19.2.i)

- 20% maximum
- 45.0% proposed
- g. Maximum Impervious Coverage (Chapter 34-19.2.j)
  - 40% maximum
  - 51.8% proposed
- h. Maximum Living Space (Chapter 34-19.2.k)
  - 3,000 SF maximum
  - 3,250 S.F. Proposed Center Unit
- i. Number of parking spaces – RSIS (de minimis exception)
  - 7 required
  - 6 provided

Mr. Chewcaskie provided the following exhibits:

Exhibit A-1 through A-6	Site Plan (6 pages)
Exhibit A-7	Photographs

John Jacob Gilchrist of 8 Coach Lane, Upper Saddle River, N.J. was sworn in and deemed an expert in architecture and engineering.

Mr. Gilchrist described the existing and proposed conditions.

### **BOARD QUESTIONS**

Mr. FitzPatrick asked Mr. Gilchrist to clarify the side yard setbacks. Mr. Gilchrist did so. Mr. Rogers asked Mr. Gilchrist if the westerly unit can be modified. Mr. Gilchrist said it would not be impossible to reconfigure. Chairwoman Strollo commented on the size of the bedrooms of the middle unit. Chairwoman Strollo asked Mr. Gilchrist to describe the rear yard setback. Mr. Gilchrist did so. Mr. Novak asked Mr. Gilchrist if the dens that are proposed on the first floor are able to be converted into bedrooms. Mr. Gilchrist replied that they could be used as bedrooms. Mr. Hals asked Mr. Gilchrist if the surroundings buildings are similar to the proposed building. Mr. Gilchrist said no. Mr. Hals asked Mr. Gilchrist if this will be the only building at three stores. Mr. Gilchrist said yes. Mr. Hals commented that his recommendation for moving the driveway is for a safety issue and that they are minimizing the safety issue over convenience for the proposed unit. Mr. Hals reviewed the nine variances being requested. Mr. Hals asked Mr. Gilchrist where would visitors park. Mr. Gilchrist replied that there's a commuter parking directly across the street. Chairwoman Strollo asked Mr. Gilchrist if there has been any consideration with the plan to reduce it to make it more compliant with the ordinances. Mr. Chewcaskie responded that can be discussed. Chairwoman Strollo had a concern regarding the driveway.

### **PUBLIC QUESTIONS** - None

David Spatz of 60 Friend Terrace, Harrington Park, N.J. was sworn in and deemed an expert in planning. Mr. Spatz described the variances being requested.

**BOARD QUESTIONS**

Chairwoman Strollo read the first goal of the Master Plan and asked Mr. Spatz how the application supports that. Mr. Spatz responded that the surrounding properties on Mechanic and Prospect are all residential developments, with the exception of the pool repair shop across the street. Mr. Spatz said that the proposal is maintaining the residential use. Mr. Rogers asked Mr. Spatz with regard to the D3 criteria how does this proposal support the three units being proposed as opposed to two units which would be conforming. Mr. Spatz said that the coverage is exceeded, but he believes it's mitigated by the drainage improvements being made on the property. Mr. Hals questioned Mr. Spatz on his conclusion that the property can support the three units. Mr. Hals said that Mr. Spatz described how the property in his opinion can support the size of the three units, but now there are many variances that are associated with it. Mr. Hals asked Mr. Spatz if the three units proposed should be smaller in size to conform with the other lots within the zone itself. Mr. Spatz described why the building was built in a certain way.

**PUBLIC QUESTIONS** - None

Mr. Novak was sworn in and provided his review as a professional planner.

Mr. Rogers said that the application will be carried to August 16, 2023 provided that there is a meeting. If the meeting is cancelled then the application will be carried to September 20, 2023 subject to renote.

**NEW BUSINESS** - None**OLD BUSINESS** - None**ADJOURNMENT**

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