

ABSTAIN: Mr. Molinari
ABSENT: Ms. Boone, Mr. Raspantini

Carried.

Thomas & Nancy Sluby, Block 4601, Lot 47; 39 Poplar Street

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

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

Roll Call: AYES: Mr. Crimmins, Mr. FitzPatrick, Ms. Jarvis,
Mr. Giancaspro, Mr. Molinari, Mr. Scuderi,
Chairwoman Strollo

NAYES:
ABSTAIN:
ABSENT: Ms. Boone, Mr. Raspantini

Carried.

BOARD COMMENTS - None

PUBLIC COMMENTS - None

PUBLIC HEARING

V-05-22-ZBA-7-Edward & Courtney Harrington, Block 2601, Lot 25.11; 23 Farmington Court.

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

Mr. FitzPatrick was recused.

Colin M. Quinn, Esq. of 745 Kinderkamack Road, River Edge, N.J. appeared on behalf of the applicant. Mr. Quinn presented the following exhibits:

- Exhibit A-1 Plans dated June 30, 2022
- Exhibit A-2 Survey dated April 25, 2022

TESTIMONY OF MICHAEL SCRO

Michael Scro of Z+Architects, 240 W. Crescent Ave., Allendale, N.J. was sworn in and deemed an expert in architecture. Mr. Scro described the existing conditions. Mr. Scro said that the property is irregularly shaped. There is an existing 535 sf nonconforming garage which is attached to the main structure by a breezeway. Mr. Scro said that the southerly portion of the site provides a 16.1' side yard setback where 25' is required and is conforming on the northerly side. Mr. Scro said that the building coverage is currently 3,662 sf or 12.45% where 12% is allowed and the impervious coverage is at 31.3% where 30% is allowed. Both are preexisting nonconformities. Mr. Scro said that the rear lot

line is nonparallel to the street and because of the cul-de-sac the northeast corner of the property is curved by the roadway. The lot is undersized and irregularly shaped. Mr. Scro described the proposed improvements. Mr. Scro said that the project is an addition of an open air covered entertaining space. It's essentially two columns and a roof structure. Mr. Scro said that the structure is not going to encroach further beyond the existing northerly edge of the garage. Mr. Scro said the covered patio is going over existing pavers. The only area that is addition in terms of coverage comes from the existing staircase that goes up to the unfinished storage area. The unfinished storage area is just to store pool equipment and games and the garage will continue to be used as a garage. Mr. Scro said that they are proposing to add a small powder room to the garage. Just a small toilet and sink accessible from the exterior only.

BOARD QUESTIONS

Mr. Giancaspro asked Mr. Scro if the piping for the proposed bathroom plumbing going to be drawn from the house? Mr. Scro she yes. Mr. Giancaspro asked Mr. Scro if there will be pavers under the proposed stairwell. Mr. Scro said yes. Mr. Scuderi asked if the lot size was confirming would they require variances for building and impervious. Mr. Scro said no. Ms. Jarvis asked Mr. Scro if there is a home by the side of the garage. Mr. Scro said yes.

PUBLIC QUESTIONS - None

Chairwoman Strollo asked Mr. Hals to explain the comment with regard to the R-2 zoning. Mr. Hals did so.

PUBLIC COMMENTS

Dave & Carol Huston of 27 Farmington Court were sworn in. Mr. Huston said he's been neighbors with the Harrington's for over 15 years. They have a great relationship and have been great neighbors. Mr. Huston said that they are not in favor of the application. Mr. Huston said the proposal is for an open bar with no walls or sound insulation. It's an open entertainment center and he has a concern with the noise. Mr. Huston said that garage is 33 feet from their bedroom. Ms. Huston said she wanted to clarify that there is only one row of privacy trees and a fence that separates the properties and agrees with her husband's comments.

TESTIMONY OF EDWARD HARRINGTON

Edward Harrington was sworn in. Mr. Harrington clarified that they are looking to enhance the existing structure in a cleaner, safer and more functional capacity. Mr. Harrington confirmed that the proposed outdoor area does not include an outdoor kitchen. It's simply an island to congregate chairs around it to eat, etc. It's not a wet bar. Mr. Harrington said that they are subject to the Borough's noise ordinance. Mr. Harrington said that the space is not a year-round space. It's a place where they can escape to the shade or when it's raining and still enjoy the outdoor space. Mr.

proceed.

Mr. FitzPatrick returned.

Thomas V. Ashbahian of 39 Spring Street, Ramsey, N.J. was sworn in and deemed an expert in Architecture. Mr. Ashbahian presented the following exhibits:

Exhibit A-1 Plan dated May 2, 2022

Exhibit A-2 Survey last revised June 8, 2022

Mr. Ashbahian said that they are requesting two variances. Mr. Ashbahian said the first one is for a front yard variance of 37' where 39.95' exists and 40' is the requirement. Mr. Ashbahian said that purpose of that variance is for the covering of an existing porch. Mr. Ashbahian said the second variance is that of a proposed kitchen expansion to the rear. The actual addition is less square footage than the existing open deck. Mr. Ashbahian said that the existing deck is 14.8' and the proposed kitchen with the existing deck removed is 20.68' where 25' is required. Mr. Ashbahian said that the hardship is the lot area. The requirement is 14,000 sf and the lot size is 10,119 sf. Mr. Ashbahian said that the lot is also slightly irregular. The left side of or western portion of the lot is somewhat shorter than the right side or eastern portion of the lot. Mr. Ashbahian said that in his opinion the benefits of granting the variances substantially outweigh any detriments and without substantial detriment to the public good and will not substantially impair the intent and purpose of the zone plan and zoning ordinance.

BOARD QUESTIONS

Mr. Crimmins asked Mr. Ashbahian if the current overhang offers any protection on the landing. Mr. Ashbahian said that there is soffit that approximately 16-18" deep. It does afford some protection, but does not cover the platform. Mr. Giancaspro asked Mr. Ashbahian if there is a full basement or crawl space proposed under the kitchen addition. Mr. Ashbahian said it will be a crawl space.

PUBLIC QUESTIONS - None

PUBLIC COMMENTS - None

BOARD COMMENTS

Mr. FitzPatrick said that the lot is undersized than what is required. One of the variances is actually improving. Mr. FitzPatrick said he doesn't see any negative criteria and would be in favor of the application. Mr. Scuderi said that the applicant has established the hardship with the small and irregular shaped lot. The proposal is modest in nature. The front yard setback is de minimis in nature. The rear yard setback is actually improved and he would be in favor of the application. Chairwoman Strollo said that the applicant has met the criteria for a C-1 Hardship due to the small lot size and curved rear lot. Chairwoman Strollo said that she doesn't see any substantial detriments to the public or

Maggie Johnson of 105 Lakeside, N.J. was sworn in. Ms. Johnson said that she's been the Director of Membership and Marketing for the last seven years. Ms. Johnson said that they have 550 homes on the property and when you purchase that home, you have to be a member of the club. You become a shareholder of the club. Ms. Johnson said as shareholder of the club, the pool renovation would be something that you would vote on. Ms. Johnson said that there are about 150 golf associate members which means that you can join the Club. Ms. Johnson said that you can live in Ramsey, but are not on the physical property. We have associate members from Wyckoff, Mahwah, Ramsey and Upper Saddle River. Ms. Johnson said that there are approximately 30 house members, for either paddle tennis and pickleball. Ms. Johnson said that they have a couple of pool house members, but like Mr. Jaworski mentioned, they have done away with that membership. Ms. Johnson said that the pool privilege does not come automatically with being a member of the Club. It is an add on for every single member. There's a fee attached to it as it was done in the past. It's the same fee for both residents and associates. Mr. Jaworski asked Ms. Johnson if she sees a potential spike in the number of associate members that will buy pool memberships. Ms. Johnson said no. Mr. Jaworski asked Ms. Johnson if the separation between the facility and any facility across the lake is well in excess of 350 feet. Ms. Johnson said yes. Ms. Johnson said that the Board has looked into and agreed upon putting in some fountains to break up the noise that would travel across the lake. Mr. Jaworski asked Ms. Johnson if they would be amenable to potentially putting in some landscape screening if that was something that might also mitigate any impacts to the residents in the nearby vicinity or across the lake. Ms. Johnson said yes. Ms. Johnson commented on the events that are at the pool. Ms. Johnson said that it would either be a little barbeque that they have for the swim meets or a Tiki night, which is very low key. Ms. Johnson said all other club events are either at the terrace or inside the clubhouse itself.

BOARD QUESTIONS

Ms. Jarvis asked Ms. Johnson if the only other change, other than the memberships that were discussed, is the extending the time that people could use the facilities. Ms. Johnson said yes. Ms. Jarvis asked Ms. Johnson before the change, could the golfers still get a drink. Ms. Johnson said yes at the Pool Café, which was a glorified snack shack. It sold some drinks and hotdogs. Ms. Johnson said they are still offering that, but can now offer a larger scaled menu than what they had before. Ms. Jarvis asked Ms. Johnson if they are asking to continue through the end of October and begin in April. Ms. Johnson said yes.

PUBLIC QUESTIONS

Franklin Shobe asked Ms. Johnson if they did away with the stand alone pool associate membership. Ms. Johnson said yes. Mr. Shobe asked Ms. Johnson if there will still be Happy Hour on the beach. Ms. Johnson said yes. That was Tiki night. Jill Shobe asked Ms. Johnson to clarify the menu. Ms. Johnson did so.

PUBLIC COMMENTS

Franklin Shobe of 300 Lakeside Drive was sworn in. Mr. Shobe said Mr. Sullivan, the gentleman previously in charge of building and grounds, was aware of what was going to be done. He gave the Board a false impression about how things will operate. Mr. Sullivan made it sound like the impact was de minimis. Mr. Shobe said that if he knew how loud the bar was going to be, he would have raised that point back then. Mr. Shobe said that he can't sit out and enjoy his backyard anymore. Mr. Shobe said that they opened a bar in his backyard.

Jill Shobe of 300 Lakeside Drive was sworn in. Ms. Shobe said that they moved from another house in the club to the present house because of the beautiful location by the lake. Ms. Shobe said that she loves to see people sitting around the lake and enjoying themselves but she doesn't want to hear them. Ms. Shobe said she agrees with her husband's comments.

Jane Woods of 193 South Franklin Turnpike was sworn in. Ms. Woods said that she lives on the lake and has not experienced any noise issues. Ms. Woods said that she lives a bit further away from other people on the lake but has not heard the bar being excessively loud.

Thomas O'Neill of 50 Oxford Court was sworn in. Mr. O'Neill said that there have been complaints prior to the bar and the Master Plan being approved. Mr. O'Neill said that it says in the very first sentence of the bylaws that the purpose of the club is to support and encourage the athletic and social endeavors of the community. Mr. O'Neill said that he sees golfers all day. He can hear them. Mr. O'Neill said that there's grass being cut, weddings, etc. It's all part of the community that we live in. Mr. O'Neill said that they all approved the Master Plan which showed that there was going to be a restaurant in the pool area. Mr. O'Neill said that it's really not much of an inconvenience. Mr. O'Neill said that the Club has been very generous closing down at 8 pm. The town ordinance is 11 pm.

Erin Wright of 100 Morton Drive was sworn in. Ms. Wright said that she lives by the 18th tee box on the golf course. Ms. Wright said that she's in very close proximity to the paddle courts as well as the ballroom. Ms. Wright moved into the neighborhood with her family knowing full well that the neighborhood was going to be for recreation and enjoyment. Ms. Wright said that the pool bar is the best thing that this club has seen in a while. Ms. Wright said that the bar closing at eight o'clock is being very neighborly. Ms. Wright said that the town ordinance is 11pm.

BOARD COMMENTS

Mr. Scuderi said that there's a different standard and issues involved when you move into the Ramsey Golf and Country Club. Mr. Scuderi said that when you move into a community that has golf, paddle tennis, pool, weddings, events, etc. there may be some inconveniences. That's part of living in the club. The noise affects some more than others. Mr. Scuderi said that he feels for the Shobe's to that extent. Mr. Scuderi said

