REGULAR MEETING

Chairman Iorio called the regular meeting of the Ramsey Planning Board to order at or around 7:30 p.m.

PLEDGE OF ALLEGIANCE

Mr. Carey led the Pledge of Allegiance.

ANNOUNCEMENT BY CHAIRMAN IORIO

This meeting is being held in accordance with the Sunshine Law. Chairman Iorio read the Open Public Meetings Law notice.

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<tr>
<th>MEMBERS</th>
<th>PRESENT</th>
<th>ABSENT</th>
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<tr>
<td>Mr. Carey</td>
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<td>Ms. Cusick</td>
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<td>Ms. Green</td>
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<td>Mr. Garbasz</td>
<td>X</td>
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<td>Mr. Haas</td>
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<td>Mr. Strollo</td>
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<td>Councilman Verdone</td>
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<td>Mayor Dillon</td>
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<td>Chairman Iorio</td>
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<tr>
<th>IN ATTENDANCE</th>
<th>PRESENT</th>
<th>ABSENT</th>
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<td>Mr. Whitaker, Board Atty.</td>
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<td>Mr. Hals, Board Engineer</td>
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<tr>
<td>Ms. Lupo, Admin. Secretary</td>
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Mr. Whitaker swore in returning Planning Board members.
PLANNING BOARD 2020 & CHAIRMAN NOMINATING COMMITTEE
Chairman Iorio turned the meeting over to Ms. Green, the Chairwoman of the Nominating Committee, for the reorganization of the Planning Board for the year 2020. A motion was made by Ms. Green, nominating the following Slate of Officers:

Mr. Roger Iorio  Chairman
Mr. Joseph Carey  Vice Chairman
Ms. Judith Cusick  Secretary

Mr. Garbasz seconded the motion. There being no other nominations, a motion was made by Mayor Dillon, seconded by Mr. Garbasz, to close the nominations. Carried.

Ms. Green made a motion to approve the Slate of Officers, Mr. Garbasz seconded the motion.

Roll Call:  AYES: Mr. Carey, Ms. Cusick, Ms. Green, Mr. Garbasz, Mr. Haas, Mr. Strollo, Mayor Dillon, Chairman Iorio
NAYES:
ABSTAIN: 
ABSENT: Councilman Verdone

Carried.

Ms. Green instructed the Secretary to cast one ballot for the Slate of Officers for the Planning Board for the year 2020.

Ms. Green nominated Mary Ann Lupo as Administrative Secretary to the Planning Board for the year 2020. Mr. Garbasz seconded the motion. There being no other nominations, a motion was made by Mr. Carey, seconded by Mayor Dillon, to close the nominations. Carried.

Ms. Green asked for a motion to approve the nomination, a motion was made by Mr. Carey, seconded Ms. Cusick.

Roll Call:  AYES: Mr. Carey, Ms. Cusick, Ms. Green, Mr. Garbasz, Mr. Haas, Mr. Strollo, Mayor Dillon, Chairman Iorio
NAYES:
ABSTAIN: 
ABSENT: Councilman Verdone

Carried.

Ms. Green instructed the Secretary to cast one ballot for Mary Ann Lupo as Administrative Secretary to the Planning Board for the year 2020.

Ms. Green turned the meeting over to Ms. Cusick who read the following:

RESOLUTION – PROFESSIONAL APPOINTMENTS

WHEREAS, the Planning Board of the Borough of Ramsey, requires the professional services of a Planning Board Attorney, Professional Engineer, Drainage Consultant, Sewer Consultant, Wetlands Consultant, Planner, Professional Surveyor, Lighting Consultant, and Arborist;
WHEREAS, it is contemplated that the 2020 budget will contain the necessary appropriations estimated to be reasonably required for each of such professional services;

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Borough of Ramsey that the following appointments be made for the year 2020:

- Bruce E. Whitaker as Attorney for the Planning Board;
- David A. Hals P.E., L.S., P.P. as Engineer for the Planning Board;
- David A. Hals P.E., L.S., P.P. as Drainage Consultant;
- Crew Engineers, Inc. as Sewer Consultant;
- Paulus, Sokolowski & Sartor, Inc. as Wetlands Consultant;
- Joseph H. Burgis, P.P., Burgis Associates as Planner;
- David A. Hals P.E., L.S., P.P. as Professional Surveyor;
- Lovell Design Services, Electrical Design Consultants, as Lighting Consultant;
- Chris Hasbrouck, as Arborist.

BE IT FURTHER RESOLVED that a copy of this resolution shall be published in the Bergen Record and Ridgewood News within ten days of its passage as required by law.

A motion to approve the resolution was made by Mayor Dillon, seconded by Mr. Carey.

Roll Call:  
AYES: Mr. Carey, Ms. Cusick, Ms. Green, Mr. Garbasz, Mr. Haas, Mr. Strollo, Mayor Dillon, Chairman Iorio  
NAYES:  
ABSTAIN:  
ABSENT: Councilman Verdone

Carried.

BY-LAWS OF THE PLANNING BOARD 2020

A motion was made by Mr. Carey, seconded by Mayor Dillon to adopt the By-Laws (Revision date February 6, 2018).

Roll Call:  
AYES: Mr. Carey, Ms. Cusick, Ms. Green, Mr. Garbasz, Mr. Haas, Mr. Strollo, Mayor Dillon, Chairman Iorio  
NAYES:  
ABSTAIN:  
ABSENT: Councilman Verdone

Carried.

APPROVAL OF MINUTES

A motion to approve the minutes of December 17, 2019 was made by Ms. Cusick, seconded by Mr. Carey. All eligible members voted in favor. Carried.

CORRESPONDENCE

Letter dated December 18, 2019 from Konica Minolta Business Solutions U.S.A., Inc. requesting an extension of time under the Developer’s Agreement.

A motion to receive and file the correspondence was made by Mayor Dillon, seconded by Mr. Garbasz.
Minutes of 01/07/19

Roll Call: AYES: Mr. Carey, Ms. Cusick, Ms. Green, Mr. Garbasz, Mr. Haas, Mr. Strollo, Mayor Dillon, Chairman Iorio
NAYES: 
ABSTAIN: 
ABSENT: Councilman Verdone

Carried.

WAIVER APPLICATIONS

Location: Patricia Sudol
Location: 48 South Franklin Turnpike
Leased Area: 200 sq. ft.
Proposed Business: Clinical Psychologist
The office will be open 5 days a week, Monday through Friday 9:00 AM to 5:00 PM. The number of employees is 1 F/T and the number of parking spaces is 1.

Applicant: Mara Zotta
Location: 48 South Franklin Turnpike
Leased Area: 200 sq. ft.
Proposed Business: Clinical Psychologist
The office will be open 5 days a week, Monday through Friday 9:00 AM to 5:00 PM. The number of employees is 1 F/T and the number of parking spaces is 1.

A motion to approve the waivers, subject to the approval of the Construction Official, Board of Health and Fire Official, was made by Mr. Carey, seconded by Mr. Haas.

Roll Call: AYES: Mr. Carey, Ms. Cusick, Ms. Green, Mr. Garbasz, Mr. Haas, Mr. Strollo, Mayor Dillon, Chairman Iorio
NAYES: 
ABSTAIN: 
ABSENT: Councilman Verdone

Carried.

COMMENTS OF BOARD MEMBERS

Chairman Iorio wished everyone a Happy New Year and welcomed everyone back. Chairman Iorio said that he appreciated all the support to the Board and looks forward to working with the Board and all the professionals in 2020.
Mayor Dillon thanked everyone who was reappointed to the Board and appreciates their commitment and professionalism. Mayor Dillon extended her best wishes for a happy and healthy prosperous New Year.
Mr. Whitaker thanked the Board for his appointment and said that he’s looking forward to his 43rd year.

ORDINANCES - None

PUBLIC HEARING

Ramsey Energy, LLC
1065 Route 17 South
Block 4603, Lot 40
Amended Site Plan/Variance
Allyson Kasetta of Prime & Tuvel, 2 University Plaza, Hackensack, N.J. appeared on behalf of the applicant. Ms. Kasetta said that in April 2019 the Board denied an Amended Site Plan Approval and Variance relief. At that time, the applicant was proposing to increase the number of fuel dispensers, extend the pump island and modify the signage. Ms. Kasetta said that the Board findings were that the spacing of the proposed dispensers was too tight and it would create circulation and safety issues on the property and that the proposed signage was more than necessary for the identification of the service station. Ms. Kasetta said that there are a few key differences from that application to the current application. Ms. Kasetta said that they are not proposing any additional fuel dispensers and they are only proposing one free standing sign. Mr. Whitaker recommended that the Board take a poll to see if the doctrine of res judicata applies to this application. A motion that the doctrine of res judicata is not imposed on this application because this application is substantially different from the prior application was made by Mayor Dillon, seconded by Ms. Cusick.

Roll Call:    AYES:    Mr. Carey, Ms. Cusick, Ms. Green, Mr. Garbasz, Mr. Haas,
              Mr. Strollo, Mayor Dillon, Chairman Iorio

              NAYES:    

              ABSTAIN:    Councilman Verdone

              ABSENT:    Councilman Verdone

Carried.

Ms. Kasetta presented the following exhibits:
Exhibit A-1   Aerial Exhibit dated 01/07/2020
Exhibit A-2   Site Plan last revised 10/07/19
Exhibit A-3   Photos dated 04/02/19

Ms. Kasetta described the proposed variances and pre-existing non-confirming conditions.

TESTIMONY OF MATTHEW SECKLER
Matthew Seckler of Stonefield Engineering & Design, 92 Park Avenue, Rutherford, N.J. was sworn in and deemed a professional in engineering and planning. Mr. Seckler described the existing and proposed changes. Chairman Iorio asked Mr. Seckler to clarify the location and height and width of the pylon sign. Mr. Seckler did so. Ms. Cusick had concerns regarding the size of the pylon sign. Mr. Seckler said that the applicant will consider removing the “To Go” panel resulting in a reduction of approximately 21 sf if that is a concern of the Board. Mr. Hals asked Mr. Seckler if the sign will be moved up or down when the panel is removed. Mr. Seckler said that they will raise the bottom up because of the visibility issue of the trees on the northern property when traveling on Route 17. Mr. Hals commented that the raised Amoco sign will be competitive with the proposed Amoco logo on the canopy. Mr. Seckler confirmed that it would be close. Mr. Strollo commented that it might be a better option to lower the sign than to raise it. Mr. Hals said that since the signs will be approximately at the same height, the pylon sign will be blocking most of the visibility to the canopy. Mr. Hals suggested that instead of the large Amoco logo just have the words Amoco on the canopy. Mr. Seckler said that he doesn’t see an issue with adjusting the logo to the word. Mr. Hals also had a concern that the Amoco logo on band of the canopy is larger than the actual band. Mr. Hals said in his opinion having the Amoco logo that would extend above the band on the canopy will look out of place and affect the size of the canopy. Mr. Hals suggested that the Amoco logo be smaller or the Amoco word should be used and to fit within the band of the canopy. Mr. Seckler said that the applicant will be willing to reduce the logo size to fit and match the canopy. Mr. Seckler said that they
will like to get approval for the height that they are asking for but will lower it if it works. Chairman Iorio asked Mr. Seckler if he would be opposed to keeping the height at the bottom of the sign to a 7 feet clearance. Chairman Iorio said that he has concerns with it being higher than 7 feet. Mr. Seckler said that if it’s too low it may get lost in the trees on the northern property. After a brief recess, Mr. Seckler said that the applicant is willing to lower the overall height of the pylon sign to 23 feet maintaining the 7 foot clearance on the bottom in addition to reduce either the Amoco logo or Amoco word to fit within the canopy band as per the Board’s request.

PUBLIC QUESTIONS - None

PUBLIC COMMENTS - None

A motion made by Mr. Carey, seconded by Mayor Dillon with the following conditions:
Conditions:
1. Three signs on the canopy will all be contained within the band of the canopy.
2. The “Clearance” sign is not considered a sign.
3. Overall height of pylon sign will be 23 feet starting at a 7 foot clearance on the bottom from the ground. The proposed “To Go” panel will be removed.
4. Façade signs proposed.
5. Pumps will remain in same location with an attendant booth between the pumps.
6. Compliance with the requirements from Crew Engineering.
7. Compliance with any requirements set forth in Mr. Hals’ report.

Roll Call:  AYES: Mr. Carey, Ms. Cusick, Ms. Green, Mr. Garbasz, Mr. Haas, Mr. Strollo, Mayor Dillon, Chairman Iorio

NAYES:  

ABSTAIN:  

ABSENT:  Councilman Verdone

Carried

Committee Reports:
Subdivision Committee: Nothing to report
Application Review Committee: Next Meeting: January 16, 2020 @ 12:00 P.M.
Finance Committee: Vouchers/Performance Bonds/Letter of Credit:
Motion was made by Mr. Carey seconded by Mr. Garbasz and was carried, to approve the 01/07/20 CONSENT RESOLUTION recommending to the Mayor & Council payment of vouchers. All in favor. Carried.
Master Plan & Zoning Committee: Nothing to report
Procedures Committee: Nothing to report
Capital Improvement & Public Lands: Nothing to report

RESOLUTIONS - None

NEW BUSINESS - None
OLD BUSINESS - None

ADJOURNMENT
A motion was made by Ms. Cusick, seconded by Mr. Carey to adjourn the regular meeting at 9:20 P.M.