

RAMSEY PLANNING BOARD
MINUTES OF MEETING HELD ON FEBRUARY 2, 2021

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.

MEMBERS	PRESENT	ABSENT
Mr. Carey	X	
Councilwoman Cusick	X	
Mr. Garbasz	Arrived at 8:30 pm	
Mr. Haas		X
Mr. Strollo	X	
Mr. Thomas		X
Mr. Verdone	X	
Mayor Dillon	X	
Chairman Iorio	X	

IN ATTENDANCE	PRESENT	ABSENT
Mr. Whitaker, Board Atty.	X	
Mr. Hals, Board Engineer	X	
Ms. Lupo, Admin. Secretary	X	

APPROVAL OF MINUTES

A motion to approve the minutes of January 19, 2021, was made by **Councilwoman Cusick**, seconded by **Mr. Verdone**. All eligible members voted in favor. **Carried**.

CORRESPONDENCE - None

PUBLIC COMMENTS - None

COMMENTS OF BOARD MEMBERS

Mayor Dillon announced that the Mayor & Council has drawn up a Consent Resolution to be approved at their next meeting allowing Outdoor Dining to be effective 03/01/21 in lieu of 04/01/21. **Mayor Dillon** announced that all permit fees will be waived. **Chairman Iorio** said that any outdoor dining proposals that were previously approved by the Planning Board do not need to return to the Planning Board as long as there have been no changes to their proposal. Any new outdoor dining proposals or a change in what has been previously approved would need to be submitted to the Planning Board for approval.

ORDINANCES

Mr. Whitaker announced that there will be a modification to the Zoning Ordinance. The Borough's Ordinance for Accessory Building has a limit of 150 sf. The amended Ordinance will modify the limit to 200 sf to be in compliance with a recent change made by the State to the Building Code regarding accessory structures.

PUBLIC HEARING

Main Plaza Associates
Block 4903, Lots 2 & 3
110 East Main Street
Amended Site Plan-Parking Variance

Chairman Iorio recused himself.

Mr. Whitaker said that the applicant had noticed properly and the hearing could proceed.

David L. Rutherford, Esq. of 131 Dayton Street, Ridgewood, N.J. appeared on behalf of the applicant. **Mr. Rutherford** said that the site features 131 parking spaces serving a center with an area of 21,720 sf with 14 tenants. The required parking exceeds the 131 parking spaces required by Ordinance. **Mr. Rutherford** said that the current parking demand is 165 spaces. **Mr. Rutherford** said that the space to be occupied by Kalea Wines used to be occupied by Sweat, a fitness spin studio, with a parking requirement of 7 spaces. Mr. Rutherford said that Mr. Hals determined that the use for Kalea Wines requires 8 additional spaces, bringing the parking requirement under the Ordinance to 173 spaces. **Mr. Rutherford** said that the Board previously granted a variance for a total of 21 spaces; therefore, the demand is for a total of 152 spaces where 131 exist. **Mr. Rutherford** said that the existing parking is more than adequate to accommodate whatever additional demands Kalea Wines may generate.

TESTIMONY OF FRANK ROCCO

Frank Rocco was sworn in. **Mr. Rocco** said that he's the property manager at 110 East Main Street, Ramsey, N.J. **Mr. Rocco** described his responsibilities as property manager. **Mr. Rocco**

said in his ten years of providing services to the center there have been no parking issues for any tenants.

BOARD QUESTIONS

Mr. Carey inquired about the parking calculations at other shopping centers owned by the tenant. **Councilwoman Cusick** inquired about the hours of operations for the existing tenants. **Mr. Rocco** directed that question to **Mr. Matarese**. **Mayor Dillon** asked **Mr. Rocco** what is the impact of the “special” outdoor dining proposals on the parking; particularly with Café Panache. **Mr. Rocco** said that Café Panache would not normally be allowed to have outdoor dining, but as a result of COVID they were given “special” permission. Once the restaurant resumes to normal indoor seating capacity, this would not be a concern. **Mr. Verdone** asked **Mr. Rocco** assuming that Café Panache moves forward with the previously approved “special” outdoor dining, how many parking spaces will that affect? **Mr. Rocco** said at least twenty spaces. **Mr. Strollo** recommended that Café Panache resubmit an application to the Planning Board should they wish to entertain “special” outdoor dining. **Mr. Whitaker** said the Board has to determine if there is sufficient parking to accommodate the eight additional spaces required for the proposed tenant along with the additional “special” outdoor dining areas that were previously approved due to COVID. **Mr. Whitaker** said that the Board should understand that when the restaurants are back to full seating capacity, the “special” outdoor dining that was approved for Café Panache and Anthony Franco’s will be eliminated. **Councilwoman Cusick** asked **Mr. Rocco** if the proposed tenant will request outdoor dining. **Mr. Rutherford** replied that the proposed tenant has proposed outdoor dining on the sidewalk. It will not be in the parking lot taking away any parking spaces. **Mr. Hals** was sworn in. **Mr. Carey** asked **Mr. Hals** in his experience with working with other municipalities have there been different parking requirements for similar centers, and if so, what type of ratios do they use. **Mr. Hals** said that most municipalities use similar parking requirements. **Mr. Hals** said there’s less of a demand for retail vs. restaurant. **Mayor Dillon** asked **Mr. Hals** if he considered the proposed tenant a restaurant use. **Mr. Hals** said yes.

PUBLIC QUESTIONS - None

TESTIMONY OF ANDREW MATARESE

Andrew Matarese was sworn in. **Mr. Matarese** said that he and his mom are the principal owners of Kalea Wines, Inc. He also is the contract purchaser of a liquor license to serve alcohol at the proposed location. **Mr. Rutherford** said that they filed a Site Plan Waiver application which they will seek approval for should they receive the parking variance. **Mr. Matarese** confirmed the business hours. **Mr. Matarese** described the proposed business operations. **Mr. Matarese** said the business will be a mixture of a bar, lounge and retail establishment. **Mr. Matarese** said that they will be serving precooked foods that can be preheated in a microwave. **Mr. Matarese** said that there is no kitchen and they will not be focused on food. **Mr. Matarese** described the hours of operations for all the tenants.

BOARD QUESTIONS

Councilwoman Cusick asked **Mr. Matarese** if there will be cigar bar. **Mr. Matarese** said that he was floating that idea around, but confirmed that there will be no cigar bar. **Mr. Rutherford** said that they can stipulate that there will be no sales of any tobacco products.

PUBLIC QUESTIONS - None

PUBLIC COMMENTS - None

BOARD COMMENTS

Councilwoman Cusick had a few concerns regarding the use of the parking lot during peak hours outside of COVID. **Councilwoman Cusick** asked **Mr. Rocco** what is the risk mitigation, outside of COVID, when everyone is at peak hours and there is more of a parking demand than what is being provided. **Mr. Rocco** said it’s similiar to the stores on Main Street. Parking will be found elsewhere. **Mr. Rocco** said that the has never experienced an issue where there was no parking at this lot. **Mr. Rocco** said he’s seen people enter the lot, do their errand and then leave. **Mr. Rocco** said that there’s a lot of fast food and quick service establishments that don’t require long term parking. **Mr. Rocco** said that they would be willing to work with the town should the parking become an issue. **Mayor Dillon** commented that she believes that the site can accommodate the deficiency in the eight spaces. **Mayor Dillon** said that with the varying hours of the different business establishments it can be accommodated in a non-COVID world. **Mr. Verdone** said that he agrees with the Mayor’s comment.

A motion to approve the application was made by **Mayor Dillon**, seconded **Mr. Verdone** subject to the following conditions:

1. If “special” outdoor dining is to be considered in the parking lot, the applicants would need to get Planning Board approval.

Roll Call: AYES: Mr. Carey, Councilwoman Cusick, Mr. Strollo, Mr. Verdone, Mayor Dillon

NAYES

ABSTAIN: Chairman Iorio

ABSENT: Mr. Garbasz, Mr. Haas, Mr. Thomas

Carried.

Mr. Garbasz arrived at 8:30 pm.

WAIVER APPLICATION

Applicant: Kalea Wines, LLC

Location: 110 E. Main Street

Leased Area: 1,295 sq. ft.

Proposed Business: Wine Bar*

The business will be open 7 days a week, Sunday through Thursday 11:00 AM to 10:00 PM and Friday and Saturday 10:00 AM to 12:00 AM. The number of employees is 2 F/T and 3 P/T and the number of parking spaces is 15. * No sale of tobacco products.

A motion to approve the waivers, subject to the approval of the Construction Official, Board of Health and Fire Official, was made by **Mayor Dillon**, seconded by **Mr. Verdone**.

Roll Call: AYES: Mr. Carey, Councilwoman Cusick, Mr. Garbasz, Mr. Strollo, Mr. Verdone, Mayor Dillon,

NAYES:

ABSTAIN: Chairman Iorio

ABSENT: Mr. Haas, Mr. Thomas

Carried.

Committee Reports:

Subdivision Committee: Nothing to report

Application Review Committee: **TBD**

Finance Committee: Vouchers/Performance Bonds/Letter of Credit:

Motion was made by **Mr. Carey** seconded by **Mr. Garbasz** and was carried, to approve the 02/02/21 **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 **Mr. Carey**, seconded by **Councilwoman Cusick**, to adjourn the regular meeting at 8:45 P.M.