

**RAMSEY PLANNING BOARD**

**MINUTES OF MEETING HELD ON JANUARY 4, 2011**

**REGULAR MEETING**

Chairman Iorio called the regular meeting of the Ramsey Planning Board to order at 8:00 p.m.

<b>MEMBERS</b>	<b>PRESENT</b>	<b>ABSENT</b>
Mr. Carey	X	
Mr. Jaekel	X	
Mr. Kirk	X	
Mr. Schefers	X	
Mr. Solarino	X	
Mr. Weber	X	
Ms. Woodbyrne – Alt. I	X	
Councilman Tyburczy	X	
Mayor Botta	X	
Chairman Iorio	X	

<b>IN ATTENDANCE</b>	<b>PRESENT</b>	<b>ABSENT</b>
Mr. Whitaker, Board Attorney	X	
Mr. D’Agostaro, Board Engineer	X	
Mrs. Heyer, Board Secretary	X	

**ANNOUNCEMENT BY CHAIRMAN IORIO**

This meeting is being held in accordance with the Sunshine Law. Notice has been furnished to the Record and the Ridgewood News stating the time and place of this meeting. Notice has been posted on the Bulletin Board of the Municipal Building.

**PLEDGE OF ALLEGIANCE**

Mr. Kirk led the Pledge of Allegiance.

**ORGANIZATION – PLANNING BOARD FOR 2011**

**Chairman Iorio** turned the chair over to **Ms. Woodbyrne**, the Chairman of the Nominating Committee, for the reorganization of the Planning Board for 2011. **Ms. Woodbyrne** nominated the following slate of officers:

<b>Dr. Rudolph Iorio -</b>	<b>Chairman</b>
<b>Mr. Shawn Kirk -</b>	<b>Vice Chairman</b>
<b>Mr. Steven Schefers -</b>	<b>Secretary</b>
<b>Mr. Carl Weber -</b>	<b>Acting Secretary</b>

There being no further nominations, motion was made by **Mr. Schefers**, seconded by **Mr. Solarino** to close the nominations. **Carried.**

A motion to approve the slate of officers was made by **Mr. Carey**, seconded by **Mr. Solarino**.

**Roll Call:**    **AYES:**        **Mr. Carey, Mr. Jaekel, Mr. Kirk, Mr. Schefers, Mr. Solarino, Mr. Weber, Ms. Woodbyrne, Councilman Tyburczy, Mayor Botta, Chairman Iorio**

**NAYES:**

**ABSTAIN:**

**ABSENT:**

**Carried.**

**Ms. Woodbyrne** instructed the Secretary to cast one ballot for the slate of Officers for the Planning Board for 2011.

**Ms. Woodbyrne** nominated **Jo-Ann Heyer** as Administrative Secretary to the Planning Board for the year 2011. **Mr. Schefers** seconded the motion. There being no other nominations, **Mr. Weber** made a motion to close the nominations. The motion was seconded by **Mr. Solarino**.

**Roll Call:**    **AYES:**        **Mr. Carey, Mr. Jaekel, Mr. Kirk, Mr. Schefers, Mr. Solarino, Mr. Weber, Ms. Woodbyrne, Councilman Tuburczy, Mayor Botta, Chairman Iorio**

**NAYES:**

**ABSTAIN:**

**ABSENT:**

**Carried.**

**Ms. Woodbyrne** instructed the Secretary to cast one ballot for Jo-Ann Heyer for Secretary to the Planning Board.

Ms. Woodbyrne read the following resolution:

**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, Planner, Wetlands Consultant, Traffic Consultant, Lighting Consultant, and Tree Expert\Arborist;

**WHEREAS**, it is contemplated that the 2011 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 2011:

- Bruce E. Whitaker as Attorney for the Planning Board;**
- Jack A. D’Agostaro, Borough Engineer, as Engineer for the Planning Board;**
- Hatch, Mott, MacDonald as Drainage Consultant;**
- Crew Engineers, Inc. as Sewer Consultant;**
- Paulus, Sokolowski & Sartor, Inc. as Wetlands Consultant;**
- Elizabeth C. McKenzie, AICP, PP, and Art Bernard of Bernard and Nebenzahl, P.C., as Planners.**
- Gordon Meth, P.E., The RBA Group, as Traffic Consultant;**
- Surveying Technologies, Inc. as Professional Surveyor;**
- Lovell Design Services, Electrical Design Consultants, as Lighting Consultant.**
- Curt A. Sumner, Town & Country Tree Experts, Inc., as Arborist.**

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

A motion to approve the resolution was made by **Mr. Schefers**, seconded by **Mr. Kirk**.

**Roll Call:      AYES:            Mr. Carey, Mr. Jaekel, Mr. Kirk, Mr. Schefers, Mr. Solarino, Mr. Weber, Ms. Woodbyrne, Councilman Tyburczy, Mayor Botta, Chairman Iorio**

**NAYES:**

**ABSTAIN:**

**ABSENT:**

**Carried.**

**BY-LAWS OF THE PLANNING BOARD 2011**

A motion was made by **Ms. Woodbyrne**, seconded by **Mr. Carey**, to adopt the By-Laws (Revision date January, 2011).

**Roll Call: AYES: Mr. Carey, Mr. Jaekel, Mr. Kirk, Mr. Schefers, Mr. Solarino, Mr. Weber, Ms. Woodbyrne, Councilman Tyburczy, Mayor Botta, Chairman Iorio**

**NAYES:**

**ABSTAIN:**

**ABSENT:**

**Carried.**

**COMMENTS OF BOARD MEMBERS** – **Chairman Iorio** thanked the Board members for their continued confidence in the Officers of the Board. **Chairman Iorio** welcomed back members John Solarino and Deirdre Woodbyrne, our professionals Jack D’Agostaro and BruceWhitaker, Admin. Secretary Jo-Ann Heyer, and our new Council Liaison Ken Tyburczy. **Chairman Iorio** stated that 2011 should be different than 2010 in that the Board had gotten extremely slow with applications in 2010 and meetings had been cancelled in the past year. Many towns are experiencing the same slowdown, and some have gone to one meeting a month. **Chairman Iorio** said we would retain the two meetings a month in order to give the Board more flexibility. Meetings can be cancelled as the occasion may arise. **Chairman Iorio** said as the economy improves this year, the Board should see new applications. Ramsey is about 99% developed, and most of the commercial development that we will see will be a continuation of the redevelopment that we have had in the past. The residential lots developed should be minimal. Applicants may get more creative by putting two properties together for a subdivision. **Chairman Iorio** said he doesn’t expect the volume of applications to get back to the level that it was years ago when the Board was very busy, since Ramsey is almost completely developed.

**APPROVAL OF MINUTES** -

A motion to approve the minutes of 12/07/10 was made by **Mr. Kirk**, seconded by **Mr. Solarino**.

**Carried.**

**CORRESPONDENCE** – None

**COMMENTS FROM BOARD MEMBERS** –

**Mr. Carey** asked if the Master Plan and Zoning Committee is going to re-examine the Master Plan for 2012? **Chairman Iorio** said the Board does have to re-examine the Master Plan for next year, but that does not mean that the Board has to make changes. In 1994, the entire Master Plan was redone. In 2000, the Board re-examined the Master Plan and reaffirmed the principals, tenets and objectives of the Plan. In 2006, enough time had past and the Board decided to redo the Master Plan with the help of our Planner, Betsy McKenzie. **Chairman Iorio** said that in 2012, the entire Master Plan will not be redone. The Board may have to change the section on Housing. Our Housing Planner, Art Bernard, will assist with that undertaking.

**Mayor Botta** thanked all the returning and current Board members. **Mayor Botta** said the Planning Board is one of the most important “gatekeepers” of our business and land development in town. Their role is very important and appreciated by all of the Borough Council and the residents of the town, who look to the Board to make sure the Master Plan is upheld and development is conducted properly.

**Chairman Iorio** said the Board has received the updated list of approved Street names for new developments.

**COMMENTS FROM PUBLIC** – None

**ORDINANCES** – None

**WAIVER APPLICATIONS** -

**Applicant:** I Sweat, Inc.  
**Location:** 110 E. Main Street  
**Leased Area:** 1,320 sq. ft.  
**Proposed Business:** Fitness/Spinning Studio

The studio will be open seven days a week, from 6:00 A.M. to 10:00 P.M. The number of employees is 1 and the number of parking spaces is 7. The maximum capacity would be 30 spin cycles.

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A motion to approve the waiver, subject to the approval of the Construction Official, Board of Health and Fire Official, was made by **Mr. Weber**, seconded by **Ms. Woodbyrne**.

**Roll Call:**  
**YES:** Mr. Carey, Mr. Jaekel, Mr. Kirk, Mr. Schefers, Mr. Solarino, Mr. Weber, Ms. Woodbryne, Councilman Tyburczy, Mayor Botta, Chairman Iorio  
**NAYES:**  
**ABSTAIN:**  
**ABSENT:**

**Carried.**

**Public Hearings:** None

**Committee Reports:**  
Subdivision Committee:  
Application Review Committee: **Next Meeting: Thurs., January 13, 2010 @ 12 Noon**  
Environmental Commission:  
Master Plan & Zoning Committee:  
Finance Committee: Vouchers/Performance Bonds/Letter of Credit: **None**

**RESOLUTIONS** – None

**NEW BUSINESS** –

**Chairman Iorio** said that the Board received a letter, dated 12/08/10, from **Richard Mammone**, the Zoning Officer, in regard to the Quick Chek on Route 17 north. **Mr. Mammone** stated that a letter dated 12/6/10 from the property owners surrounding the Quick Chek was sent to him, which indicated that the conditions stipulated in an agreement signed with Quick Chek in 2002, have not been met. The residents requested that all bonds held by the Borough not be released and a Certificate of Occupancy not be issued until the conditions are met. **Chairman Iorio** said he had since spoken to **Mr. Mammone**, who stated that the representative for Quick Chek has been cooperative and the conditions have now been met, with the exception of screening from view the gasoline price sign. **Chairman Iorio** said that the residents' properties abut the back of the Quick Chek property and their houses are actually 200-300 ft. away, but they did sign an agreement and **Mr. Mammone** will follow up on the remaining condition.

**Chairman Iorio** stated that the Board received a response from the Design Review Board, dated 12/19/10, to a letter sent by **Mr. Kirk**, the Chairman of the Master Plan and Zoning Committee, on 10/19/10. **Chairman Iorio** said the Design Review Board is an advisory Committee, which has no statutory powers under the Municipal Land Use Law. The Planning Board listens to their recommendations, but as far as policy setting and recommending formal action to the Mayor and Council to change an ordinance, the Planning Board initiates that and not the Design Review Board. The Board is not obligated to follow their recommendations. **Mr. Kirk** said the Master Plan and Zoning Committee is evaluating ordinances, especially in light of the "time of decision" changes that have been made by the Legislature. The Committee is looking at a number of ordinances, one of which is signage. **Mr. Kirk** said he requested that Design Review give the Committee their perspective on window signage, particularly in light of the Porcelanosa application where the applicant was able to stay within the signage ordinance by placing additional signage on the glass window area. **Mr. Kirk** said the Design Review Board response was that they felt strongly that the 20% glass area allowed is not an excessive amount. **Mr. Kirk** said the Master Plan and Zoning Committee will take that under advisement. **Chairman Iorio** suggested that any thoughts that Board members may have about the signage ordinance should be forwarded to the Committee for their review.

**OLD BUSINESS** –

**Mr. Whitaker** said the By-Laws were reviewed at the December meeting, and a recommendation was made to address the "Notices" section, in regard to the Property Owners List that applicants must secure to notice for a public hearing. **Mr. Whitaker** said the revision made to this section will state that the list obtained from the municipal official cannot be older than 60 days from date of issue.

A motion to adopt the By-Laws with the revision was made by **Mr. Schefers**, seconded by **Mr. Kirk**.

**Roll Call: AYES: Mr. Carey, Mr. Jaekel, Mr. Kirk, Mr. Schefers, Mr. Solarino, Mr. Weber, Ms. Woodbryne, Councilman Tyburczy, Mayor Botta, Chairman Iorio**

**NAYES:**

**ABSTAIN:**

**ABSENT:**

**Carried.**

**COMMENTS BY THE BOARD –**

**Mr. Whitaker** thanked the Board for selecting him again as Board Attorney. **Mr. Whitaker** said he has had the privilege of serving for 34 years and he truly enjoys it. If Board members have any questions or issues that they may want to discuss, **Mr. Whitaker** said he is accessible at any time to answer any questions that may arise.

A motion to cancel the Planning Board meeting scheduled for January 18, 2011 was made by **Mr. Weber**, seconded by **Ms. Woodbryne**.

**Carried.**

**Mr. Kirk** stated that a public hearing will be held for the Environmental Resource Inventory on January 24<sup>th</sup>. Anyone from the Planning Board is welcome to attend.

**ADJOURNMENT**

A motion was made by **Mr. Kirk**, seconded by **Ms. Woodbryne**, to adjourn the regular meeting at 8:34 P.M.