

RAMSEY PLANNING BOARD
MINUTES OF MEETING HELD ON JANUARY 18, 2022

REGULAR MEETING

Chairman Iorio called the regular meeting of the Ramsey Planning Board to order at or around 7:30 p.m. **Chairman Iorio** announced that the meeting is being conducted via teleconferencing due to the COVID-19 restrictions.

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	X	
Mr. Palumbo	X	
Mr. Strollo	X	
Mr. Verdone	X	
Mr. Zabala	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	

Mayor Dillon swore in returning Planning Board members Michael Palumbo, Bayron Zabala, Joseph Carey.

PLANNING BOARD 2022

Chairman Iorio turned the meeting over to Mr. Strollo. A motion was made by Mr. Strollo, nominating the following Slate of Officers:

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

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

Mr. Palumbo made a motion to approve the Slate of Officers, Mayor Dillon seconded the motion.

**Roll Call: AYES: Mr. Carey, Councilwoman Cusick, Mr. Garbasz,
 Mr. Palumbo, Mr. Strollo, Mr. Verdone, Mr. Zabala
 Mayor Dillon, Chairman Iorio**

NAYES:
ABSTAIN:
ABSENT:

Carried.

Mr. Strollo instructed the Secretary to cast one ballot for the Slate of Officers for the Planning Board for the year 2022.

Mr. Strollo nominated Mary Ann Lupo as Administrative Secretary to the Planning Board for the year 2022. Mayor Dillon seconded the motion. There being no other nominations, a motion was made by Mr. Carey, seconded by Mayor Dillon, to close the nominations. Carried.

Mr. Strollo asked for a motion to approve the nomination, a motion was made by Mayor Dillon, seconded Mr. Verdone.

**Roll Call: AYES: Mr. Carey, Councilwoman Cusick, Mr. Garbasz,
 Mr. Palumbo, Mr. Strollo, Mr. Verdone, Mr. Zabala
 Mayor Dillon, Chairman Iorio**

NAYES:
ABSTAIN:
ABSENT:

Carried.

Mr. Strollo instructed the Secretary to cast one ballot for Mary Ann Lupo as Administrative Secretary to the Planning Board for the year 2022.

Mr. Strollo turned the meeting over to Councilwoman 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, Professional Planner, Professional Surveyor;

WHEREAS, it is contemplated that the 2022 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 2022:

- Bruce E. Whitaker as Attorney for the Planning Board;
- David A. Hals P.E., L.S., P.P. as Professional Engineer;
- David A. Hals P.E., L.S., P.P. as Drainage Consultant;
- Crew Engineers, Inc. as Sewer Consultant;
- Joseph H. Burgis, P.P., Burgis Associates as Professional Planner;
- David A. Hals P.E., L.S., P.P. as Professional Surveyor;

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 Councilwoman Cusick, seconded by Mayor Dillon.

**Roll Call: AYES: Mr. Carey, Councilwoman Cusick, Mr. Garbasz,
 Mr. Palumbo, Mr. Strollo, Mr. Verdone, Mr. Zabala
 Mayor Dillon, Chairman Iorio**

NAYES:
ABSTAIN:
ABSENT:

Carried.

BY-LAWS OF THE PLANNING BOARD 2022

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

**Roll Call: AYES: Mr. Carey, Councilwoman Cusick, Mr. Garbasz,
 Mr. Palumbo, Mr. Strollo, Mr. Verdone, Mr. Zabala
 Mayor Dillon, Chairman Iorio**

NAYES:
ABSTAIN:
ABSENT:

Carried.

APPROVAL OF MINUTES

A motion to approve the minutes of 11/16/21 & 12/07/21 was made by Mayor Dillon, seconded by Mr. Carey. All eligible member voted in favor. **Carried.**

CORRESPONDENCE - None

WAIVER APPLICATIONS

Applicant: Gardenia Terrace LLC
Location: 21 East Main Street
Leased Area: 1,240 sq. ft.
Proposed Business: Restaurant

The restaurant will be open 7 days a week, Monday through Sunday 7:00 AM to 10:00 PM. The number of employees is 1 F/T and the number of parking spaces is 13.

Applicant: Trinity Rehab Somerset PA
Location: Interstate Shopping Center
Leased Area: 3,005 sq. ft.
Proposed Business: Physical Therapy

The office will be open 6 days a week, Monday through Saturday 8:00 AM to 8:00 PM. The number of employees is 4 F/T and 3 P/T and the number of parking spaces is 15.

Applicant: Papandreou Philatelics
Location: 400 Lake Street, Suite 400A
Leased Area: 846 sq. ft.
Proposed Business: One-line collectible stamp sales

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 5.

Applicant: Law Offices of Richard A. Medina
Location: 19 Spear Road, Suite 208
Leased Area: 554 sq. ft.
Proposed Business: Law Office

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 3.

Applicant: Moment Funding LLC
Location: 300 Lake Street, Suite 300D
Leased Area: 1,046 sq. ft.
Proposed Business: Call Center

The office will be open 5 days a week, Monday through Friday 9:30 AM to 7:00 PM. The number of employees is 6 F/T and the number of parking spaces is 6.

Applicant: Dr. Cox and Sons, LLC
Location: 190 N. Franklin Turnpike
Leased Area: 2,300 sq. ft.
Proposed Business: Veterinary Medicine and Surgery

The office will be open 6 days a week, Monday through Saturday 7:00 AM to 6:00 PM. The number of employees is 1 F/T and 1 P/T and the number of parking spaces is 18.

Applicant: Artisan Gardens LLC
Location: 400 Lake Street, Suite 400D-A2
Leased Area: 300 sq. ft.
Proposed Business: Landscape Design Studio

The office will be open 7 days a week, Monday through Sunday 9:00 AM to 5:00 PM. The number of employees is 1 F/T and the number of parking spaces is 2.

Applicant: CPG, LLC
Location: 79 North Franklin Turnpike
Leased Area: 600 sq. ft.
Proposed Business: General Office

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 3.

Applicant: Commerce Register, Inc.
Location: 145 N. Franklin Turnpike
Leased Area: 2,400 sq. ft.
Proposed Business: Data analytics and processing

The office will be open 5 days a week, Monday through Friday 9:00 AM to 5:00 PM. The number of employees is 10 F/T and the number of parking spaces is 12.

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. Zabala.

**Roll Call: AYES: Mr. Carey, Councilwoman Cusick, Mr. Garbasz,
Mr. Palumbo, Mr. Strollo, Mr. Verdone, Mr. Zabala
Mayor Dillon, Chairman Iorio**

NAYES:
ABSTAIN:
ABSENT:

Carried.

PUBLIC COMMENTS - None

COMMENTS OF BOARD MEMBERS

Mr. Whitaker wished everyone a Happy New Year and thanked the Board for the appointment and is looking forward to working with the Board again for his 45th year. Mayor Dillon thanked everyone for agreeing to serve on the Board. Mayor Dillon commented that all the members bring a level of professionalism and true kindness to the applicants that appear before them. She truly appreciates the hard work. Chairman Iorio congratulated the three appointees for returning to the Board. He looks forward to working with the board and thanked the Board for his appointment as Chairperson. Mr. Carey thanked Mayor Dillon on his reappointment and looks forward to working with everyone.

ORDINANCES - None

PUBLIC HEARING - None

Committee Reports:

- Subdivision Committee: Nothing to report
- Application Review Committee: Nothing to report
- Finance Committee: Vouchers/Performance Bonds/Letter of Credit: Nothing to report
- Master Plan & Zoning Committee: Nothing to report
- Procedures Committee: Nothing to report
- Capital Improvement & Public Lands: Nothing to report

