

**RAMSEY PLANNING BOARD**  
**MINUTES OF MEETING HELD ON FEBRUARY 16, 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.

<b>MEMBERS</b>	<b>PRESENT</b>	<b>ABSENT</b>
<b>Mr. Carey</b>	<b>X</b>	
<b>Councilwoman Cusick</b>	<b>X</b>	
<b>Mr. Garbasz</b>	<b>X</b>	
<b>Mr. Haas</b>	<b>X</b>	
<b>Mr. Strollo</b>	<b>X</b>	
<b>Mr. Thomas</b>		<b>X</b>
<b>Mr. Verdone</b>	<b>X</b>	
<b>Mayor Dillon</b>		<b>X</b>
<b>Chairman Iorio</b>	<b>X</b>	

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

**APPROVAL OF MINUTES**

A motion to approve the minutes of February 2, 2021, was made by **Councilwoman Cusick**, seconded by **Mr. Verdone**. All eligible members voted in favor. **Carried.**

**CORRESPONDENCE** - None

**WAIVER APPLICATIONS**

**Applicant:** Zina International LLC  
**Location:** 300 Lake Street, Suite 300A  
**Leased Area:** 262 sq. ft.  
**Proposed Business:** Brand Management

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 2.

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**Applicant:** Joyle Dage Research Corp.  
**Location:** 400 Lake Street, Suite D  
**Leased Area:** 300 sq. ft.  
**Proposed Business:** Research

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 2.

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**Applicant:** Prompt Packaging LLC  
**Location:** 400 Lake Street, Suite F  
**Leased Area:** 1,046 sq. ft.  
**Proposed Business:** Health Technology

The office will be open 5 days a week, Monday through Friday 9:00 AM to 5:00 PM. The number of employees is 2 F/T and the number of parking spaces is 6.

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**Applicant:** Nexus Assets LLC  
**Location:** 19 Spear Rd.  
**Leased Area:** 612 sq. ft.  
**Proposed Business:** Real Estate

The office will be open 5 days a week, Monday through Friday 10:00 AM to 6:00 PM. The number of employees is 1 F/T and 1 P/T and the number of parking spaces is 4.

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**Applicant:** Lather Lounge Salon LLC  
**Location:** 495 N. Franklin Tpke.  
**Leased Area:** 650 sq. ft.  
**Proposed Business:** Hair Salon

The business will be open 6 days a week, Monday through Saturday at various hours. The number of employees is 1 F/T and 3 P/T and the number of parking spaces is 4.

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**Applicant:** Wythe Windows Inc.  
**Location:** 50 Spring Street  
**Leased Area:** 10,000+sq. ft.  
**Proposed Business:** Showroom, Warehouse, Assembly

The business will be open 5 days a week, Monday through Friday 8:00 AM to 5:00 PM. The number of employees is 8 F/T and the number of parking spaces is 25.

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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 **Councilwoman Cusick**.

**Roll Call: AYES: Mr. Carey, Councilwoman Cusick, Mr. Garbasz, Mr. Haas, Mr. Strollo, Mr. Verdone, Chairman Iorio**

**NAYES:**

**ABSTAIN:**  
**ABSENT: Mr. Thomas, Mayor Dillon**

**Carried.**

**PUBLIC COMMENTS** - None

**COMMENTS OF BOARD MEMBERS**

**Councilwoman Cusick** announced that Resolution 051-2021 was passed by the governing body to allow outdoor dining as of March 1, 2021. All plans that were approved in 2020 will continue into 2021 as long as they remain unchanged. In addition, the Mayor & Council has waived annual permit fees. This will help and mitigate at least some of the economic impact that our restaurants have been facing in the health crisis. **Chairman Iorio** said that the procedure that was in place last year for new outdoor dining will be the same procedure this year. **Chairman Iorio** reaffirmed that if the approval for outdoor dining was obtained in 2020 and there have been no changes, they do not have to come back to the Board for reapproval.

**ORDINANCES**

Ordinance No. 07-2021-Accessory Building

A motion to recommend to Mayor & Council the adoption of the Amended Ordinance No. 07-2021 was made by **Mr. Carey**, seconded by **Mr. Verdone**.

**Roll Call: AYES: Mr. Carey, Councilwoman Cusick, Mr. Garbasz, Mr. Haas, Mr. Strollo, Mr. Verdone, Chairman Iorio**

**NAYES:**

**ABSTAIN:**

**ABSENT: Mr. Thomas, Mayor Dillon**

**Carried.**

**PUBLIC HEARING**

Brian Gutterman-Soil Movement

Block 3510, Lot 13.01

160 Forest Avenue

**Brian Gutterman** was sworn in. **Mr. Gutterman** described the proposed home to be built. **Mr. Gutterman** said that all the bulk requirements for the zone have been met. **Mr. Gutterman** said that they are moving a total of 720 cy of soil and he plan's on beginning his project in March weather permitting. The proposed soil movement is calculated as 479 cy of excavation, 182 cy of fill and 59 cy of import.

**BOARD QUESTIONS**

**Chairman Iorio** asked **Mr. Gutterman** how many truckloads of soil will be imported and exported from the site. **Mr. Gutterman** said approximately 30 truckloads. **Mr. Whitaker** asked **Mr. Gutterman** to confirm the tree removal. **Mr. Gutterman** said that 28 trees will be removed to construct the new home. **Mr. Carey** inquired about the silt fencing. **Mr. Gutterman** said that it was already installed. **Mr. Whitaker** replied that is required under the Borough Ordinance. **Councilwoman Cusick** asked **Mr. Gutterman** how long will it take to move all the soil off the site. **Mr. Stevens** was sworn in. **Mr. Stevens** replied that soil won't be taken off the site until the foundation has been backfilled. At that point, they will begin to remove the remaining soil off the site. There will be some time before any soil is moved off the site. **Mr. Whitaker** said that a

stipulation would be that the utilities to the new house will be placed underground. **Mr. Stevens** said that they already have overhead electric. **Mr. Hals** replied that all the utilities to the new house should be placed underground.

**PUBLIC QUESTIONS** - None

**PUBLIC COMMENTS** - None

**BOARD COMMENTS** - None

A motion to approve the application subject to the stipulations below was made by **Councilwoman Cusick**, seconded by **Mr. Carey**.

Stipulations:

- Utilities to a new house should be placed underground
- Bergen County Soil Conservation District
- Ramsey Shade Tree Commission
- Route of travel to be confirmed with the Ramsey Police Dept.

**Roll Call:**     **AYES:**           **Mr. Carey, Councilwoman Cusick, Mr. Garbasz, Mr. Haas, Mr. Strollo, Mr. Verdone, Chairman Iorio**

**NAYES:**

**ABSTAIN:**

**ABSENT:**     **Mr. Thomas, Mayor Dillon**

**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. Verdone** and was carried, to approve the 02/16/21 **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

**RESOLUTION**

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

A motion to waive the reading of the resolution was made by **Councilwoman Cusick**, seconded by **Mr. Strollo**. All in favor. **Carried.**

A motion to approve the resolution as drawn was made by **Mr. Strollo**, seconded by **Mr. Carey**.

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

**NAYES:**

**ABSTAIN:** Chairman Iorio, Mr. Garbasz, Mr. Haas

**ABSENT:** Mr. Thomas, Mayor Dillon

**Carried.**

**NEW BUSINESS** - None

**OLD BUSINESS** - None

**ADJOURNMENT**

A motion was made by **Councilwoman Cusick**, seconded by **Mr. Verdone**, to adjourn the regular meeting at 8:06 P.M.