

**RAMSEY PLANNING BOARD**  
**MINUTES OF MEETING HELD ON APRIL 5, 2022**

**REGULAR MEETING**

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

**PLEDGE OF ALLEGIANCE**

**Mr. Verdone** led the Pledge of Allegiance.

**ANNOUNCEMENT BY CHAIRMAN IORIO**

This meeting is being held in accordance with the Sunshine Law. **Mr. Carey** 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. Palumbo</b>	<b>X</b>	
<b>Mr. Strollo</b>	<b>X</b>	
<b>Mr. Verdone</b>	<b>X</b>	
<b>Mr. Zabala</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 03/15/2022 was made by Mayor Dillon, seconded by Councilwoman Cusick. All eligible member voted in favor. **Carried.**

**CORRESPONDENCE** - None

**WAIVER APPLICATIONS**

**Applicant:** Vantage Veterinary LLC

**Location:** 535 E. Crescent Avenue

**Leased Area:** 7,236 sq. ft.

**Proposed Business:** Veterinary Surgery Specialty Center

The business will be open 7 days a week, Monday through Sunday 8:00 AM to 6:00 PM. The number of employees is 11 F/T and the number of parking spaces is 36.

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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 Mayor Dillon, seconded by Mr. Palumbo.

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

**NAYES:**

**ABSTAIN:**

**ABSENT: Chairman Iorio**

**Carried.**

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**Applicant:** Little Nest Portraits

**Location:** 7 Cedar Street

**Leased Area:** 1,300 sq. ft.

**Proposed Business:** Photography

The office will be open 5 days a week, Tuesday through Saturday 10:00 AM to 5:00 PM. The number of employees is 2 F/T and the number of parking spaces is 7.

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**Applicant:** NJ2CA, LLC

**Location:** 500 N. Franklin Turnpike, Suite 312A

**Leased Area:** 520 sq. ft.

**Proposed Business:** Office

The office will be open 5 days a week, Monday through Friday 8:30 AM to 6:00 PM. The number of employees is 1 F/T and the number of parking spaces is 3.

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**Applicant:** Chevron Property Holdings LLC, Suite 307

**Location:** 500 N. Franklin Turnpike

**Leased Area:** 1,898 sq. ft.

**Proposed Business:** Office

The office will be open 5 days a week, Monday through Friday 8:30 AM to 6:00 PM. The number of employees is 4 F/T and the number of parking spaces is 10.

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**Applicant:** Rana of Ramsey, LLC

**Location:** 65 Route 17 S

**Leased Area:** 142,411 sq. ft.

**Proposed Business:** Auto Dealership, Parts & Service

The office will be open 6 days a week, Monday through Saturday 9:00 AM to 7:00 PM. The number of employees is 33 F/T and the number of parking spaces is 120.

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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 Mayor Dillon seconded by Mr. Verdone.

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

**NAYES:  
ABSTAIN:  
ABSENT: Chairman Iorio**

**Carried.**

**PUBLIC COMMENTS** - None

**COMMENTS OF BOARD MEMBERS**

Mr. Carey announced that Ramsey Community Clean Up Day is scheduled for April 9<sup>th</sup> from 10:00am to 2:00pm with a rain date of April 10<sup>th</sup>. Participants should meet at the Ramsey Rescue garage on Prospect Street. Everyone is welcome!

**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

**RESOLUTION**

Thomas & Judith Consiglio, Block 2501, Lot 4; 236 Shadyside Road-Soil Movement  
A motion to waive the reading of the resolution was made by Councilwoman Cusick, seconded by Mr. Verdone.

A motion to approve the resolution as drawn was made by Councilwoman Cusick, seconded by Mr. Zabala.

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

**NAYES:  
ABSTAIN:  
ABSENT: Chairman Iorio**

**Carried.**

**NEW BUSINESS** - None

**OLD BUSINESS** - None

**ADJOURNMENT**

A motion was made by Mr. Palumbo, seconded by Mr. Strollo to adjourn the regular meeting at 7:50 P.M.