

**RAMSEY PLANNING BOARD**  
**MINUTES OF MEETING HELD ON APRIL 16, 2019**

**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>Ms. Cusick</b>	<b>X</b>	
<b>Ms. Green</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. Daul, Alt. II</b>	<b>X</b>	
<b>Councilman 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 Attorney</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 04/06/19 was made by **Ms. Cusick**, seconded by **Mr. Carey**

All eligible members voted in favor. **Carried.**

**CORRESPONDENCE**

A motion to receive and file the correspondence was made by **Mr. Carey**, seconded by **Ms. Green**. All eligible members voted in favor. **Carried.**

**COMMENTS OF BOARD MEMBERS**

**Mr. Carey** congratulated **Mr. Haas** for his finish in the Boston Marathon.

**COMMENTS FROM THE PUBLIC**

**Mr. Braggin** of Ramsey, N.J. commented on the status of the Wawa and 83 Grant Street.

**ORDINANCES** - None

**WAIVER APPLICATIONS**

**Applicant:** AV Dental Associates of Ramsey, LLC  
**Location:** 176 East Main Street  
**Leased Area:** 800 sq. ft.  
**Proposed Business:** Dental Services

The business will be open 3 days a week, Wednesday, Friday & Saturday, 9:00 AM to 7:00 PM. The number of employees is 2 P/T and the number of parking spaces is 6.

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**Applicant:** Essential Rehabilitation Care, LLC  
**Location:** 176 East Main Street  
**Leased Area:** 800 sq. ft.  
**Proposed Business:** Rehabilitation of Hand & Upper Extremity

The business will be open 3 days a week, Monday, Tuesday & Thursday, 9:30 AM to 8:00 PM. The number of employees is 1 P/T and the number of parking spaces is 6.

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**Applicant:** G Studio, Inc.  
**Location:** Interstate Shopping Center  
**Leased Area:** 1,518 sq. ft.  
**Proposed Business:** Hair Salon

The business will be open 7 days a week, Monday through Sunday, 9:00 AM to 7:00 PM. The number of employees is 4 F/T & 3 P/T and the number of parking spaces is 8.

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**Applicant:** Ramsey Taekwondo, Inc.  
**Location:** 24 E Main Street  
**Leased Area:** 2,000 sq. ft.  
**Proposed Business:** Martial Arts

The business will be open 6 days a week, Monday through Friday 10:00 AM to 9:00 PM and Saturday 10:00 A.M. to 3 P.M. The number of employees is 1 F/T and the number of parking spaces is 10.

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**Applicant:** Kastle Builders LLC  
**Location:** 19 Spear Road, Suite 302  
**Leased Area:** 545 sq. ft.  
**Proposed Business:** Builders Office Only

The office will be open 5 days a week, Monday through Friday, 9:00 AM to 5:00 PM. The number of employees is 3 F/T and the number of parking spaces is 3.

**Applicant:** Alliance Foot and Ankle Care, LLC  
**Location:** 255 E. Main Street  
**Leased Area:** 1,400 sq. ft.  
**Proposed Business:** Pediatric Medical Care

The office will be open 5 days a week, Monday through Friday, 8:00 AM to 5:00 PM. The number of employees is 2 F/T.

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**Applicant:** EPOC Six LLC dba Orangetheory Fitness  
**Location:** Interstate Shopping Center  
**Leased Area:** 3,750 sq. ft.  
**Proposed Business:** Fitness Studio

The business will be open 7 days a week, Monday through Friday, 5:15 AM to 9:15 PM and Saturday & Sunday from 6:00 AM to 4:00 PM. The number of employees is 1 F/T & 5 P/T.

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**Applicant:** 900 Route 17 North Holdings, LLC  
**Location:** 900 Route 17 North  
**Leased Area:** 8,542 sq. ft.  
**Proposed Business:** Restaurant

The business will be open 7 days a week, Monday through Sunday, 11:00 AM to 2:00 PM. The number of employees is 15-20 F/T and 25 P/T and the number of parking spaces is 97.

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**Applicant:** Tawara Mart Inc.  
**Location:** 55 West Main Street  
**Leased Area:** 1,684 sq. ft.  
**Proposed Business:** Japanese Market

The business will be open 7 days a week, Monday through Sunday, 7:00 AM to 9:00 PM. The number of employees is 5 F/T and the number of parking spaces is 10.

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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 **Mr. Garbasz**.

\***Mayor Dillon** recused from EPOC Six LLC

\***Chairman Iorio** recused from EPOC Six LLC and G Studio, Inc.

**Roll Call: AYES: Mr. Carey, Ms. Cusick, Ms. Green, Mr. Garbasz, Mr. Haas, Mr. Strollo, Mr. Daul, Councilman Verdone, \*Mayor Dillon, \*Chairman Iorio**

**NAYES:**  
**ABSTAIN:**  
**ABSENT:**

**Ramsey Board of Education Office Relocation Presentation**

**Mr. Brent Pohlman**, Esq. of Methfessel and Werbel appeared on behalf of the Ramsey Board of Education. **Mr. Pohlman** said that they are present tonight as a courtesy review to hear the Board’s comments on the proposed renovations, demolition and changes from the last meeting. **Mr. Pohlman** said that they have addressed some of the Boards concerns for parking and traffic flow.

**TESTIMONY OF JAMES M. HELB**

**Mr. Helb** of 43 Graphite Drive, Woodland Park, N.J. was sworn in and deemed an expert in civil engineering. **Mr. Pohlman** submitted Exhibit BOE-1, Proposed Maintenance Building. **Mr. Helb**

described the existing conditions. **Mr. Helb** said that the site has been vacant for some time. **Mr. Helb** said that there are two (2) existing buildings on the site. One building was designated for an educational building for Eastwick College and the other was a residential home. **Mr. Helb** said that the Board of Education is proposing an administration building as well as a maintenance facility as two (2) separate structures. **Mr. Helb** said that there's a slight increase in building coverage for the maintenance facility. **Mr. Helb** said that they anticipate relocating the main entrance to the driveway separating the two (2) structures on the site. **Mr. Helb** said that the parking lot will be repaved and restriped. The drainage will be directed toward the existing drywell that currently services the site. Some of the drainage will be redirected to North Franklin Turnpike to mimic what is currently transpiring on the site. **Mr. Helb** said that the area to the west of the site that abuts the residential property will be left in its natural state. Some dead trees will be cleared out. The existing four foot high fence to the north that abuts the residential will be replaced with a six foot high PVC fence. There will be an infill of additional trees planted to the north and to the west to help screen those residential properties. **Mr. Helb** said that additional landscaping will be placed in the front of the property. **Mr. Helb** said that the new maintenance building will be setback 30' from the front yard property line and approximately 20' from the side yard property line. **Mr. Helb** said that the Board of Education buses will be parked and serviced at the new proposed maintenance building. **Mr. Helb** said that they will comply with **Dave Hals'** review letter dated April 2, 2019. **Mr. Helb** said that they don't anticipate any additional lighting. The lighting will be mounted on the existing structures with spotlights. The Board will be operating its bus facilities out of this location. The new traffic alignment will make it a safer operation from the standpoint of ingress and egress to the site. **Mr. Helb** said that they plan to submit the necessary permits that are required from Bergen County Planning Board and Bergen County Soil Conservation District. **Mr. Helb** said he doesn't anticipate any problems receiving them. **Mr. Helb** described the proposed bus parking. **Mr. Helb** said that the larger bus is parked in the most strategic area on the site because of the movements it needs to make to get into the site and to access the maintenance facility. It does encroach beyond the curbline but there will be a six foot high PVC fence along that side of the property. **Mr. Helb** said that they are hoping to connect into the existing sanitary sewer connection. **Mr. Whitaker** asked **Mr. Helb** if there will be signage on the site for no left turns. **Mr. Helb** said yes. **Mr. Whitaker** asked **Mr. Helb** to confirm that all mechanical use of the maintenance garage will be indoors. **Mr. Pohlman** said yes. **Chairman Iorio** asked **Mr. Helb** to review the handicap parking. **Mr. Helb** did so. **Chairman Iorio** inquired about the number of employees at the site. **Chairman Iorio** asked **Mr. Helb** if there would be other spaces available for visitors to park if all the spaces are filled. **Mr. Helb** said that the buses will not be parked during the day. **Mayor Dillon** inquired about the uses of the buses during the day. **Mr. Pohlman** said that besides the normal drop-off and pick-up the buses will run outside the school district during the day. **Ms. Cusick** expressed her concerns regarding the parking layout of the school buses particularly the large school bus. **Mr. Helb** said that the larger bus will be not be parked there for the majority of the day. **Mr. Carey** commented that there's emphasis in the Master Plan for buffering when a commercial use abuts a residential area particularly when the prior use was residential and now a maintenance building is being proposed. **Mr. Carey** said he would like to see more plantings along the residential sides. **Chairman Iorio** said that the concern is the change in the use from a residential home to a proposed maintenance building. **Chairman Iorio** said that in addition to the six foot high PVC fence there should be a buffering of as many trees as possible. **Mr. Pohlman** said that they don't have an issue with any additional plantings. **Ms. Cusick** had concerns about the proposed parking space of the larger school bus, the proposed generator and trash enclosure which are all abutting the residential area. **Mr. Pohlman** asked **Mr. Helb** if he had analyzed the site for the parking and turning radius for all the proposed vehicles. **Mr. Helb** said yes. **Mr. Pohlman** asked **Mr. Helb** if all the vehicles depicted on Exhibit BOE-1 can maneuver through the traffic isles and turn through the property as designed.

**Mr. Helb** said yes. **Mr. Pohlman** asked **Mr. Helb** if the Board Engineer provided any comments regarding the ability of the vehicles to drive through the isles or park in any of the parking lanes or spots. **Mr. Helb** said no. **Mr. Whitaker** asked **Mr. Helb** if the larger school bus can be flipped to parking space marked as Ground #7. **Mr. Helb** said that it would include more maneuvers of the bus turning into that spot. **Mr. Helb** said that there's a possibility that the bus can be relocated. **Ms. Cusick** asked **Mr. Helb** to comment on the generator and trash enclosure. **Mr. Helb** said that the generator has a fence enclosure and some vegetation around it. **Mr. Pohlman** said that generators are used on residential properties which are close to other residential properties and are only used in emergencies or at a minimum of once per week for testing. **Mr. Strollo** has concerns about signage alerting motorists not to make a left hand turn into the parking lot while traveling north on Franklin Turnpike. **Mr. Hals** said that there's a sign on the northbound side restricting that movement. **Mayor Dillon** and **Chairman Iorio** also shared concerns regarding vehicles traveling northbound on Franklin Turnpike and trying to make a left hand turn into the parking lot. **Chairman Iorio** asked **Mr. Helb** if the Board is looking to allow left hand turns into the site when traveling northbound. **Mr. Helb** said yes. **Chairman Iorio** said that there seems to be some conflicting testimony as to whether the Board is actively looking to change what is currently prohibited. **Mayor Dillon** asked **Mr. Pohlman** if the Board is looking to make a left hand turn into the site when traveling northbound. **Mr. Pohlman** said that the Board is not petitioning the County to change the traffic flow on the road. **Mr. Whitaker** said that there could be a stipulation that there will be no changes to the existing conditions as it pertains to the traffic ingress and egress to the site. **Mr. Whitaker** asked **Mr. Helb** if there is any proposal to extend the sidewalk. **Mr. Helb** said no. **Mr. Whitaker** said that one of the goals of the Master Plan is to extend sidewalks to have them all connecting.

#### **QUESTIONS FROM THE PUBLIC**

**David Epstein** of 175 Arch Street asked **Mr. Helb** if the drywell will be cleaned. **Mr. Helb** said yes. It's their intention to clean it and inspect it periodically. **Mr. Epstein** asked **Mr. Helb** if the berm that currently exists can be extended. **Mr. Helb** said that they intend to plant additional evergreens and vegetation, but will consider that. **Mr. Epstein** asked **Mr. Helb** why are the buses parked adjacent to their property instead of being parked by the bank. **Mr. Helb** said that there's not enough dimensions for the buses to make safe maneuvers into the spaces plus they will be losing parking spaces.

**Charles Rabolli** of 41 N. Franklin Turnpike asked **Mr. Helb** if the buses that are depicted on the plan show the maximum number of buses being parked at the site. **Mr. Helb** said yes. **Mr. Rabolli** asked **Mr. Helb** how much of the larger school bus will overhang into the setback. **Mr. Helb** said it overhangs about 6-8 feet. **Chairman Iorio** asked **Mr. Helb** if the larger school bus was going to be relocated to another parking spot away from the residential. **Mr. Helb** said that if they can maintain the required drive-isle they would consider moving the bus. **Mr. Whitaker** stated that until that is seen and understood on the plan the Board will not take any action on this application. **Mr. Rabolli** asked **Mr. Helb** if the buses can be parked in tandem along the commercial side of the property. **Mr. Helb** said that the buses don't have the same schedule or leave at the same time. **Mr. Helb** said that they are meeting the requirement of the town that does not allow stacking of vehicles. **Mr. Rabolli** asked **Mr. Helb** if it's possible to move the generator and dumpster away from the residential property. **Mr. Helb** said the only other place for the generator would be in front yard which would require a variance. **Mr. Rabolli** asked **Mr. Helb** where they propose to store other equipment on the site. **Mr. Helb** said that he doesn't have an inventory of the Board's equipment but he would expect that they would be serviced at this location.

**Lisa Kundriate** of 41 N. Franklin Turnpike asked **Mr. Helb** if the buses can pull forward into the spaces as opposed to backing in. **Mr. Helb** said that they can pull in forward but it's a quicker and safer movement for them to pull out going forward. **Ms. Kundriate** asked **Mr. Helb** how far is the

boundary line to her building. **Mr. Helb** said it's about 10 feet. **Ms. Kundriate** asked **Mr. Helb** how long will the buses idle. **Mr. Pohlman** said that is an operation question.

**Janet Reid** of 119 Arch Street asked **Mr. Helb** if the plan would be available on the school website so the town can view the proposed plan. **Mr. Whitaker** said that is an operation question. **Mr. Whitaker** suggested to **Mr. Pohlman** that a Board member be present to answer the operational questions. **Ms. Reid** asked **Mr. Helb** if he had done a traffic study. **Mr. Helb** said no.

**Michele Piserchia** of 41 N. Franklin Turnpike asked **Mr. Helb** how far is the existing fence is off the property line. **Mr. Helb** said that the existing fence starting from the beginning of the front of her building is about a half of a foot on the Board's property. Toward the rear of the Board of Education property it's about four and a half feet into the Board's property. The new fence will be placed inside where the existing fence is located. **Ms. Piserchia** asked **Mr. Helb** what's the elevation as the property declines toward the Board of Education property. **Mr. Helb** said that it varies from two to three feet.

**Mr. Braggin** of Ramsey, N.J. asked **Mr. Helb** to describe the service inside the maintenance garage. **Mr. Helb** said that would include oil changes, equipment repair and mechanical operations. **Mr. Braggin** asked **Mr. Helb** if there will be oil water separators. **Mr. Pohlman** said that the architect will answer that. **Mr. Braggin** asked **Mr. Helb** how many buses can have maintenance performed simultaneously in the building. **Mr. Helb** said that it is intended for two. **Mr. Braggin** asked **Mr. Helb** if the width between the proposed buildings sufficient for emergency vehicles to enter if necessary. **Mr. Helb** said yes.

#### **TESTIMONY OF THE FRANK MESSINEO**

**Mr. Messineo** of Solutions Architecture, 96 Pompton Avenue, Verona, N.J. was sworn in and deemed an expert in architecture. **Mr. Messineo** said that the existing building is intended to be renovated for the replacement of the Board offices for the Ramsey Board of Education. **Mr. Messineo** said that the adjacent residential home will be demolished and the intent is to construct a pre-engineered maintenance building. **Mr. Pohlman** presented Exhibit BOE-2. **Mr. Messineo** said that he needed to make a correction to **Mr. Helb's** testimony in terms of the use of the proposed maintenance building. **Mr. Messineo** said that there will be no vehicle maintenance within the building. **Mr. Messineo** said that the equipment that currently exists at the high school will be brought to this building to be stored. The building will be used as a maintenance storage garage; however small engine repair may be done on equipment; for example, a lawnmower. **Mr. Messineo** said that the Board has a maintenance contract for their buses and they will be pulled off-site to be maintained. **Mr. Messineo** said that they are proposing a pole barn system that will have office space upstairs and an open floor garage for storage. **Mr. Messineo** said that the Board will not object to a taller fence or to add more evergreens to screening along the residential properties. **Mr. Pohlman** asked **Mr. Messineo** if they are proposing a built-in lift in the facility. **Mr. Messineo** said no. **Chairman Iorio** asked **Mr. Messineo** if the majority of the equipment will be stored inside the building. **Mr. Messineo** said that the majority of the equipment will be stored inside the building and the enclosure adjacent to the building. **Chairman Iorio** asked **Mr. Messineo** where the enclosure is adjacent to the building. **Mr. Messineo** said that it's the fenced in enclosure around the proposed generator. **Chairman Iorio** asked **Mr. Messineo** what they plan to store there. **Mr. Messineo** said he's not aware of the Board's intent. **Mayor Dillon** asked **Mr. Messineo** why the generator is needed in the maintenance building. **Mr. Messineo** said that the generator will be used for the Board office not the maintenance building. **Chairman Iorio** said he has concerns with equipment being stored on the site and not inside the building. **Chairman Iorio** asked **Mr. Messineo** how much extra space is in the proposed building. **Mr. Messineo** said that it was made larger by approximately 500 sf. to accommodate more storage of equipment. **Chairman Iorio** said he would like to know the Board's position as far as committing to keep all equipment inside the

building as being represented. **Mr. Whitaker** said that a Board member should be present to answer the operational questions. **Mr. Pohlman** said that a Planning Board review doesn't go over operational issues. **Mr. Whitaker** said that the Planning Board has listened to the Board of Education presentations for over thirty plus years and there has always been a Board of Education member present to answer operational questions. **Mr. Pohlman** said that a member of Board will be present at the May 7<sup>th</sup> meeting and therefore extending the 45 day review period. **Mr. Hals** asked **Mr. Messineo** if the generator can be relocated to the southwest corner of the administration office. **Mr. Hals** asked if the northeast corner of the parking area where there is dead space can be fenced in and made a storage area for the miscellaneous equipment. **Mr. Messineo** said that they can take a look at the ability to do both.

**QUESTIONS FROM THE PUBLIC**

**David Epstein** of 175 Arch Street asked **Mr. Messineo** if the buses need to be relocated to the new site. **Mr. Whitaker** said that would be a question for a school Board member.

**Charles Rabolli** of 41 N. Franklin Turnpike asked **Mr. Whitaker** for his interpretation of Ordinance 34-9.1. **Mr. Whitaker** did so.

**Michele Pischerchia** of 41 N. Franklin Turnpike asked **Mr. Messineo** about idling of the buses. **Mr. Messineo** said that the District has indicated that their buses during the winter will idle for ten minutes maximum.

**Mr. Braggin** of Ramsey, N.J. asked **Mr. Messineo** if the proposed building for the Board of Education offices will be completely renovated. **Mr. Messineo** said no. They are reusing most of the existing walls. **Mr. Braggin** asked **Mr. Messineo** if the slope of the driveway and property going to be modified. **Mr. Helb** said no. **Mr. Braggin** asked **Mr. Messineo** if the proposed maintenance building will not be used for oil changes, transmission changes, power steering fluid changes, or any other contaminated or toxic fluid changes. **Mr. Messineo** said correct.

**Lisa Kundriate** of 41 N. Franklin Turnpike asked about the buffering requirement to the residential area. **Mr. Hals** confirmed that the buffering requirement is 20 feet to the parking area.

**Mr. Whitaker** said that the presentation will be carried to May 7<sup>th</sup> at 7:30 pm.

**Committee Reports:**

Subdivision Committee: Nothing to report

Application Review Committee: **Next Meeting: May 2, 2019 @ 12:00 P.M.**

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

Motion was made by **Mr. Carey** seconded by **Mr. Garbasz** and was carried, to approve the 04/16/19 **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**

Ramsey Energy, LLC  
Block 4603, Lot 40  
1065 Route 17 South

A motion to waive the reading of the resolution was made by **Mayor Dillon** seconded by **Mr. Carey**. All in favor. **Carried.**

