

**RAMSEY PLANNING BOARD**  
**MINUTES OF MEETING HELD ON MAY 21, 2019**

**REGULAR MEETING**

**Chairman Iorio** called the regular meeting of the Ramsey Planning Board to order at 7:30 p.m.

**PLEDGE OF ALLEGIANCE**

**Ms. Green** 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>Left @ 7:40 pm</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 05/07/19 was made by **Mr. Haas**, seconded by **Ms. Cusick**. All eligible members voted in favor. **Carried.**

**CORRESPONDENCE**

Letter dated May 10, 2019 from **George Bumiller** regarding the Board of Education Office Relocation presentation. A motion to receive and file the correspondence was made by **Mr. Haas** seconded by **Mr. Strollo**. All eligible members voted in favor. **Carried.**

**COMMENTS OF BOARD MEMBERS** - None

**COMMENTS FROM THE PUBLIC** - None

**ORDINANCES** - None

**WAIVER APPLICATIONS**

**Applicant:** Bluekeeping Corp.  
**Location:** 663 East Crescent Avenue  
**Leased Area:** 109 sq. ft.  
**Proposed Business:** Accounting/Bookkeeping

The office will be open 5 days a week, Monday through Friday, 9:00 AM to 6:00 PM. The number of employees is 1 F/T and the number of parking spaces is 1.

**Applicant:** Columbia Bank  
**Location:** 161 East Main Street  
**Leased Area:** 2,799 sq. ft.  
**Proposed Business:** Banking and Financial Services

The business will be open 6 days a week, Monday through Saturday 9:00 AM to 6:00 PM. The number of employees is 6 F/T and 2-4 P/T and the number of parking spaces is 15.

Landscaping subject to Shade Tree approval.

**Applicant:** Ramsey Gourmet Yulmae LLC  
**Location:** 20 W Main Street  
**Leased Area:** 4,000 sq. ft.  
**Proposed Business:** Bagels, Deli and Catering

The business will be open 7 days a week, Monday through Friday 5:00 AM to 4:00 PM and Sunday 5:00 AM to 3:00 PM. The number of employees is 8 F/T and the number of parking spaces is 11.

**Applicant:** Anaya & Aarush LLC  
**Location:** 160 E Main Street  
**Leased Area:** 2,300 sq. ft.  
**Proposed Business:** Convenience Groceries

The business will be open 7 days a week, Monday through Sunday, 5:30 AM to 10:00 PM. The number of employees is 2 F/T and 1 P/T and the number of parking spaces is 12.

Landscaping subject to Shade Tree approval.

A motion to approve the waivers, subject to the approval of the Construction Official, Board of Health and Fire Official, was made by **Ms. Cusick**, seconded by **Ms. Green**.

**Roll Call: AYES: Ms. Cusick, Ms. Green, Mr. Haas, Mr. Strollo, Mr. Daul, Councilman Verdone, Chairman Iorio**

**NAYES:**

**ABSTAIN:**

**ABSENT: Mr. Carey, Mr. Garbasz, Mayor Dillon**

**Carried.**

**PUBLIC HEARING:**

**Baseline Associates, LLC - Continuation  
Block 4201, Lot 6  
425 Island Road**

**Mr. Daul** was recused.

**Jay Atkins, Esq.** of Sunshine, Atkins, Minassian, Tafuri, D'Amato, & Beane, P.A., 887 Kinderkamack Road, River Edge, N.J. appeared on behalf of the applicant.

**TESTIMONY OF EDWARD WILLIAM REDFIELD**

**Mr. Redfield** of PetroScience, 66 Glen Avenue, Glen Rock, N.J. was sworn in. **Mr. Atkins** presented Exhibit A-8, Sample Locations, dated 05/21/19. **Mr. Redfield** said that he was hired by the applicant to evaluate the property. **Mr. Redfield** described the exhibit. **Mr. Redfield** said that they uncovered some minor soil contamination that they attribute to historic fill in the back of the property and near the floor drain in the barn. **Mr. Redfield** said that if the application is approved the plan is to excavate and dispose of the contaminated soil under the supervision of a Licensed Site Remediation Professional (LSRP). **Mr. Redfield** said that the LSRP is to make sure that the excavation and disposal of the contamination is compliant with the NJDEP rules. **Mr. Redfield** said that the LSRP is responsible to issue a Response Action Outcome (RAO) which is equivalent to a No Further Action letter that is issued by the NJDEP.

**QUESTIONS FROM THE BOARD**

**Councilman Verdone** asked **Mr. Redfield** how much soil they anticipate will be removed. **Mr. Redfield** said that he budgeted for 300 tons of soil removal which is equivalent to 12 truckloads or approximately 220 cubic yards. **Ms. Cusick** asked **Mr. Redfield** what specifically was tested near the floor drain. **Mr. Redfield** said waste oil, volatile organics, metals and pesticides. **Ms. Cusick** asked **Mr. Redfield** about the findings. **Mr. Redfield** said that they found heavy metals which are typical for historic fill. **Chairman Iorio** asked **Mr. Redfield** where on the property they performed the ground penetrating radar survey. **Mr. Redfield** said that was done around the building where they suspected an abandoned tank and they didn't find anything. **Chairman Iorio** asked **Mr. Redfield** where they tested for pesticides. **Mr. Redfield** referred Exhibit A-8. **Chairman Iorio** asked **Mr. Redfield** what was the depth of the samples. **Mr. Redfield** said it was taken from the surface. The guidance document specifies 0-0.5 feet below grade. **Councilman Verdone** asked **Mr. Redfield** if there are any results from the sampling that would preclude Baseline Associates from purchasing the property. **Mr. Redfield** said no. **Ms. Cusick** inquired about the Soil Sampling Results Summary Table 1 in Phase I Environmental Site Assessment dated September 2017. **Mr. Redfield** read the results. **Ms. Cusick** asked **Mr. Redfield** why a full perimeter sampling analysis wasn't performed. **Mr. Redfield** said that he ran what was required according to the NJDEP and in accordance with the scope of work that was approved by his client. **Mr. Whitaker** asked **Mr. Redfield** if all the removal will be performed in accordance with the NJDEP standards and requirements. **Mr. Redfield** said yes.

**QUESTIONS FROM THE PUBLIC** - None

**TESTIMONY OF JOSEPH CHIAPPETTA**

**Mr. Chiappetta** of PetroScience, 66 Glen Avenue, Glen Rock, N.J. was sworn in. **Mr. Chiappetta** said that he's an LSRP and is licensed by the State of New Jersey to act on the behalf of NJDEP.

**Mr. Chiappetta** said that he's certified to oversee the remediation of the contamination. **Mr. Chiappetta** said that once the applicant takes title to the property his work would include post remediation or post excavation and sampling. If there are other exceedances found then additional soil would be removed. **Mr. Whitaker** asked **Mr. Chiappetta** what is issued when the areas of contamination are cleaned-up. **Mr. Chiappetta** said a Remediation Action Outcome (RAO) will be issued for an unrestricted use or residential.

**QUESTIONS FROM THE BOARD**

**Chairman Iorio** inquired about the soil sampling process. **Mr. Chiappetta** said that the contaminated soil that was identified in the Phase II report will be removed and sampling will be done around those areas. **Ms. Cusick** asked **Mr. Chiappetta** if there is an area that has no historic fill is there a necessity to test it. **Mr. Chiappetta** said that there's no requirement to test it. **Mr. Chiappetta** said that the NJDEP requires testing to be done by areas that are known or suspected to be contaminated. Those areas were tested and contamination was found in three locations. **Mr. Hals** explained in layman's terms that as you dig through soil you can visually see the difference in the soil horizons or layers. In the crop fields you can physically see an 8-12" layer of topsoil which is a distinct layer of soil that has a different color and texture. With reference to the historic fill you can physically see that someone has entered the site and dumped truckloads of materials on the site. It's a completely different type of soil that has a different feel and visual look. An experienced person would visually see any changes. **Ms. Cusick** asked **Mr. Hals** what is the depth of the first layer of topsoil. **Mr. Hals** said the topsoil layer is approximately 6-12". **Mr. Chiappetta** said that as they dig and if they uncover something unknown that area would get tested. **Chairman Iorio** asked **Mr. Chiappetta** if he oversees the truckloads that are transporting the contaminated materials. **Mr. Chiappetta** said that there's a manifest that is signed by the property owner as the truckloads leave the site and then signed by someone at the licensed disposal facility. It's managed by State Solid Waste Management Plan.

**QUESTIONS FROM THE PUBLIC** - None

**COMMENTS FROM THE PUBLIC**

**Peter Fisher** of 602 Apache Court, Mahwah, N.J. said that his concerns are and have always been water runoff. He's not comfortable with the proposed plan.

**Mr. Strollo** has concerns with the outflow of water from the proposed site to beyond the Island Road right-of-way. **Mr. Strollo** said that he has witnessed high water levels in the stream as well as rapid and voluminous discharge from the approximately three foot diameter drainage pipe located on the southeast corner of the Regency property. **Mr. Strollo** said that he believes that it's necessary to include the stream as part of the above ground basin number one downstream drainage analysis. **Mr. Strollo** said that the stream is the lowest point of elevation in the existing storm water drainage system that is adjacent to the proposed drainage area. **Mr. Strollo** said that his concern is that a potential hardship is possible to residential properties that are contiguous to the stream on the eastside of Island Road during extreme weather events. **Mr. Strollo** said that this is an existing condition that could be exacerbated by direct flow from the above ground basin number one.



