

RAMSEY PLANNING BOARD
MINUTES OF MEETING HELD ON JUNE 4, 2019

REGULAR MEETING

Chairman Iorio called the regular meeting of the Ramsey Planning Board to order at 7:33 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.

MEMBERS	PRESENT	ABSENT
Mr. Carey	X	
Ms. Cusick	X	
Ms. Green	X	
Mr. Garbasz	X	
Mr. Haas		X
Mr. Strollo	X	
Mr. Daul, Alt. II	X	
Councilman Verdone	X	
Mayor Dillon	X	
Chairman Iorio	X	

IN ATTENDANCE	PRESENT	ABSENT
Mr. Whitaker, Board Attorney	X	
Mr. Hals, Board Engineer	X	
Ms. Lupo, Admin. Secretary	X	

APPROVAL OF MINUTES

A motion to approve the minutes of 05/21/19 was made by **Ms. Cusick** seconded by **Ms. Green**. All eligible members voted in favor. **Carried.**

CORRESPONDENCE - None

COMMENTS OF BOARD MEMBERS - None

COMMENTS FROM THE PUBLIC

Mr. Bumiller of Ramsey, N.J. inquired about the next Master Plan Committee meeting. **Mr. Carey** responded that there's no meeting scheduled at this time.

Mr. Braggin of Ramsey, N.J. commented about the status of the Wawa, 83 Grant Street and Baseline Associates, Inc.

ORDINANCES - None

WAIVER APPLICATIONS

Applicant: NJ Expanding Capabilities Center LLC
Location: 171 Lake Street
Leased Area: 2,650 sq. ft.
Proposed Business: Day Habilitation for Intellectually Disabled Adults 21 and Over
The business will be open 7 days a week, Monday through Sunday 8:00 AM to 5:00 PM. The number of employees is 6 F/T and 4 P/T and the number of parking spaces is 14.

Applicant: Pet Goods
Location: 1300 Route 17 North
Leased Area: 11,645 sq. ft.
Proposed Business: Pet food and supplies
The business will be open 7 days a week, Monday through Sunday 9:00 AM to 9:00 PM. The number of employees is 8 F/T and 4-6 P/T and the number of parking spaces is 58.

Applicant: Prime Landscape Design Inc.
Location: 663 East Crescent Avenue
Leased Area: 164 sq. ft.
Proposed Business: Landscape Design
The office will be open 6 days a week, Monday through Saturday 9:00 AM to 5:00 PM. The number of employees is 2 F/T and the number of parking spaces is 1.

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 **Mayor Dillon**.

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

Carried.

PUBLIC HEARING:

**Ramsey Investments, LLC
Block 3702, Lot 4
70 Hilltop Road**

Mr. Whitaker said that the applicant had noticed properly and the hearing could proceed.

William Strasser, Esq. of Strasser & Associates, P.C., 7 East Ridgewood Ave, Paramus, N.J. appeared on behalf of the applicant. **Mr. Strasser** said that in December of 2017 the Board approved a medical use space of 4,458 sq. ft. located in the Laboratory and Office Building District. This application is to increase the medical use space by approximately 1,005 sq. ft. The tenant, Englewood Hospital, desires to place another doctor in this space. There will be no change to the exterior of the building. The additional square footage requires a variance for one additional parking space. The applicant has complied with the all the improvements that were sited with regard to the Resolution of Approval in December of 2017.

TESTIMONY OF BRUCE D. RIGG

Bruce D. Rigg of Rigg Associates PA, 1000 Maple Avenue, Glen Rock, N.J. was sworn in and deemed an expert in civil engineering. **Mr. Strasser** presented Exhibit A-1, Amended Site Plan, and last revised May 22, 2019. **Mr. Rigg** said that they changed the required parking spaces by adding one additional space to the variance. They are now requesting a variance for nine parking spaces.

BOARD QUESTIONS - None

PUBLIC QUESTIONS - None

TESTIMONY OF TERRI URGO

Terri Urgo of Heart and Vascular Associates NJ, 22-18 Broadway, Fair Lawn, N.J. was sworn in. **Mr. Strasser** asked **Ms. Urgo** if there are going to be any changes aside from the addition of 1,005 sq. ft. of office space. **Ms. Urgo** said no. **Mr. Strasser** asked **Ms. Urgo** if there's one additional doctor coming into the practice. **Ms. Urgo** said yes.

BOARD QUESTIONS - None

PUBLIC QUESTIONS - None

PUBLIC COMMENTS - None

A motion to approve the application was made by **Mr. Carey** seconded by **Mayor Dillon**.

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

Carried.

Committee Reports:

Subdivision Committee: Nothing to report
Application Review Committee: **Next Meeting: June 13, 2019 @ 12:00 P.M.**
Finance Committee: Vouchers/Performance Bonds/Letter of Credit:
Motion was made by **Ms. Cusick** seconded by **Mr. Carey** and was carried, to approve the 06/04/19 **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

Craig Tireman
190 Pine Street
Block 3501, Lots 22 & 23

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

A motion to approve the resolution as drawn was made by **Ms. Cusick** seconded by **Ms. Green**.

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

Carried.

OLD BUSINESS - None

NEW BUSINESS - None

ADJOURNMENT

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