

**RAMSEY PLANNING BOARD**  
**MINUTES OF MEETING HELD ON AUGUST 20, 2019**

**REGULAR MEETING**

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

**PLEDGE OF ALLEGIANCE**

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

**ANNOUNCEMENT BY CHAIRMAN IORIO**

This meeting is being held in accordance with the Sunshine Law. **Acting Chairman 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>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. Coletti, Acting Admin. Secretary</b>	<b>X</b>	

**APPROVAL OF MINUTES**

A motion to approve the minutes of 07/16/19 was made by **Mr. Haas** seconded by **Mayor Dillon**. All eligible members voted in favor. **Carried.**

**CORRESPONDENCE** - None

**COMMENTS OF BOARD MEMBERS** - None

**COMMENTS FROM THE PUBLIC** - None

**ORDINANCES** - None

**WAIVER APPLICATIONS** - None

**PUBLIC HEARING:**

**Mr. & Mrs. Palumbo  
Block 2601, Lot 25.08  
24 Farmington Court**

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

**Mr. & Mrs. Palumbo** were sworn in by **Mr. Whitaker**. **Mrs. Palumbo** said that this application is for soil movement to address a drainage problem.

**TESTIMONY OF TIBOR LATINCSICS**

**Tibor Latincsics** was sworn in. **Mr. Latincsics** presented the following exhibits:

- Exhibit A-1 Plot Plan last revised February 25, 2019
- Exhibit A-2 Enlarged Plot Plan
- Exhibit A-3 Shade Tree Resolution dated June 20, 2019
- Exhibit PB-1 Dave Hals Review letter dated July 1, 2019

**Mr. Latincsics** said that they are removing 396 cubic yards of soil and importing 376 cubic yards of soil for a total of 772 cubic yards of soil to be imported and exported from the site or approximately fifty truckloads. **Mr. Latincsics** said that seventeen trees are proposed to be removed for the proposed construction. **Mr. Hals** was sworn in. **Mr. Hals** said that he inspected the site and the rear yard is a collection area for the stormwater. The soil movement is trying to address an existing substandard condition that is on the property. **Mr. Hals** said that he prefers the cultic stormwater seepage system to be installed ten feet off the rear property line.

**PUBLIC QUESTIONS** - None

**PUBLIC COMMENTS** - None

A motion to approve the application as drawn was made by **Mayor Dillon** seconded by **Councilman Verdone**.

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

**ABSTAIN:**

**ABSENT:** Ms. Cusick, Chairman Iorio

Carried.

**PUBLIC HEARING:**

**Alejandro & Andrea Frezza  
Block 3608, Lot 21  
24 Grant Street**

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

**David L. Rutherford, Esq.** of 141 Dayton Street, Ridgewood, N.J. appeared on behalf of the applicant.

**TESTIMONY OF GENE ROTONDA**

**Gene N. Rotonda** of Rotonda Engineering, 9 Brandon Court, Butler, N.J. was sworn in and deemed an expert in engineering. **Mr. Rutherford** presented the following exhibits:

**Exhibit A-1** Site & Erosion Control Plan, last revised June 19, 2019

**Exhibit A-2** Survey, last revised May 28, 2019

**Exhibit A-3** Landscaping Plan, dated June 4, 2019

**Mr. Rutherford** said that a violation notice from the NJDEP was issued to the applicant in May 2019. **Mr. Rotonda** said that they have since submitted a restoration plan to the NJDEP. The NJDEP's concern was that trees had been removed in the riparian zone of the Masonicus Brook and wood chips had been placed at the site. The applicant has since removed the wood chips and has agreed to plant trees along the riparian zone. The representative from the NJDEP hasn't formally approved the plan. **Mr. Rotonda** said that they are proposing to plant five (5) replacement trees along the buffer limit as per the NJDEP allowed requirements. **Mr. Whitaker** commented that it is very clear in Municipal Land Use Law that a Board can render a favorable decision subject to other governmental approvals that are outside the jurisdiction of the Planning Board. **Mr. Whitaker** said that this application is unusual because the Board is not waiting for a governmental agency to make a comment about a plan but rather there's a pending violation. **Mr. Whitaker** advises that the Board listen to the testimony but not formulate a decision until the NJDEP approves the plan that is being proposed. **Mr. Rutherford** acknowledged that concern. **Mr. Rotonda** described the proposed curbing and the road widening easement dedicated to the Borough of Ramsey. **Mr. Rotonda** said that a sidewalk is not being proposed due to large trees on the south and north end of the front property line. **Mr. Rotonda** said that they are paving the existing gravel parking area. **Mr. Rotonda** reviewed the variances being requested and the parking plan.

**BOARD QUESTIONS**

**Mayor Dillon** asked **Mr. Rotonda** to review the fencing. **Mr. Rotonda** did so.

**PUBLIC QUESTIONS**

**Thomas Ashbahian** of 39 Spring Street, Ramsey, N.J. asked **Mr. Rotonda** if he had knowledge of the trees that were in the riparian zone before they were removed. **Mr. Rotonda** said no. **Mr. Ashbahian** asked **Mr. Rotonda** if he made any applications to the NJDEP. **Mr. Rotonda** said that they filed a remediation plan. **Mr. Ashbahian** asked **Mr. Rotonda** why a lighting plan wasn't included as part of the application. **Mr. Rotonda** said that applicant doesn't plan on operating at night. **Mr. Rotonda** said that if it is required by the Board the applicant will address it. **Mr. Ashbahian** asked **Mr. Rotonda** if he was aware of the Borough Ordinance that states that the

maximum height that is permitted in that zone for an accessory structure is 16 feet. **Mr. Rotonda** said he was not. **Mr. Ashbahian** asked **Mr. Rotonda** what is the height of the proposed garage. **Mr. Rotonda** said 19 feet. **Mr. Rotonda** said that if the height does not comply it would have to be modified to comply.

**Janice Krebs** of 29 Grant Street, Ramsey, N.J. asked **Mr. Rotonda** about the fencing. **Mr. Rotonda** described the proposed fencing.

**Virginia Vanderbilt** of 25 Grant Street, Ramsey, N.J. had concerns about drainage and flooding on Grant Street.

**Terry Beltramini** of 14 Overbrook Road, Ramsey, N.J. asked **Mr. Rotonda** as a property owner on Spring Street was he was aware of any tree removal or site work being done as being a property. **Mr. Rotonda** said that he didn't see any intensive grading but saw that trees were removed. **Mr. Beltramini** asked **Mr. Rotonda** how the applicant will maneuver trailers onto the site. **Mr. Rotonda** said that the applicant would have to back the trailers in off of Grant Street. **Mr. Beltramini** inquired how traffic would be controlled. **Mr. Whitaker** stated that when a parking lot is designed it has to be designed to meet all the traffic standards of the use of the site. **Mr. Whitaker** said that the site has to accommodate trucks backing in from the street into a parking space. Testimony from a professional would need to be provided. **Mr. Beltramini** inquired about the revised FEMA maps. **Mr. Rotonda** described the revision. **Mr. Beltramini** asked **Mr. Rotonda** if they require approval from the Bergen County Planning Board. **Mr. Rotonda** said that is an exemption but a waiver can be filed. **Mr. Beltramini** asked **Mr. Rotonda** if they require approval from Bergen County Soil. **Mr. Rotonda** said yes because they are disturbing more than 5,000 sf.

**Mr. Whitaker** asked **Mr. Hals** if there is a necessity for a Soil Movement application. **Mr. Hals** said yes. **Mr. Whitaker** said that application would need to be submitted. **Mr. Whitaker** asked **Mr. Hals** to comment about drainage and the stormwater management rules. **Mr. Hals** said that this application technically meets the stormwater management rules in that the impervious coverage is not disturbing over an acre of property and it's not increasing the impervious coverage by more than a quarter of an acre. However, by paving the parking lot they are increasing the water flow and concentrating the flow offsite where there currently is a drainage issue which would exacerbate those existing drainage problems. **Mr. Hals** said that a storm inlet connected to a seepage pit should be provided to address the increase in runoff from the new rear paved area.

#### **TESTIMONY OF BLYTHE YOST**

**Blythe Yost** of 178 Elizabeth Street, Pearl River, N.Y. was sworn in and deemed an expert in landscape architecture. **Ms. Yost** described Exhibit A-3. **Ms. Yost** said that they are proposing foundations plantings around the perimeter of the home.

#### **BOARD QUESTIONS** - None

#### **PUBLIC QUESTIONS**

**Terry Beltramini** of 14 Overbrook Road, Ramsey, N.J. asked **Ms. Yost** if there were any landscaping proposed from the rear of the home toward the back of the site. **Ms. Yost** said there have been no recommendations made past the rear of the home.

**Mr. Whitaker** said that the application will be carried to September 17, 2019 at 7:30 pm. No new notices are required.

**Committee Reports:**

Subdivision Committee: Nothing to report

Application Review Committee: **Next Meeting: August 29, 2019 @ 12:00 P.M.**

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

Motion was made by **Mr. Haas** seconded by **Mayor Dillon** and was carried, to approve the 08/20/19 **CONSENT RESOLUTION** recommending to the Mayor & Council payment of vouchers. All in favor. **Carried.**

Master Plan & Zoning Committee: **Mr. Carey** said that they are looking to have a meeting open to public possibly in September.

Procedures Committee: Nothing to report

Capital Improvement & Public Lands: Nothing to report

**RESOLUTIONS** - None

**OLD BUSINESS** - None

**NEW BUSINESS** - None

**ADJOURNMENT**

A motion was made by **Mayor Dillon**, seconded by **Mr. Haas** to adjourn the regular meeting at 9:30 P.M.