

RAMSEY PLANNING BOARD
MINUTES OF MEETING HELD ON SEPTEMBER 3, 2019

REGULAR MEETING

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

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 08/20/19 was made by **Mr. Carey** seconded by **Mr. Haas**. All eligible members voted in favor. **Carried.**

CORRESPONDENCE - None

COMMENTS OF BOARD MEMBERS - None

COMMENTS FROM THE PUBLIC - None

ORDINANCES - None

WAIVER APPLICATIONS

Applicant: Progressive Spine and Sports Medicine, LLC

Location: 245 East Main Street

Leased Area: 2,000 sq. ft.

Proposed Business: Medical Practice

The business will be open 5 days a week, Monday through Friday 8:00 AM to 6:00 PM. The number of employees is 8 F/T and the number of parking spaces is 14.

Applicant: Heritage Vascular PC

Location: 663 East Crescent Avenue

Leased Area: 199 sq. ft.

Proposed Business: Administrative Office

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

Applicant: Dasmen Residential LLC

Location: 581 Franklin Turnpike

Leased Area: 3,650 sq. ft.

Proposed Business: Real Estate Management

The office will be open 5 days a week, Monday through Friday 9:00 AM to 5:00 PM. The number of employees is 25 F/T and 5 P/T and the number of parking spaces is 18.

Applicant: Michael Jaffe

Location: 7 Cedar Street

Leased Area: 1,300 sq. ft.

Proposed Business: Online Sales/Distribution Company

The business will be open 5 days a week, Monday through Friday 9:00 AM to 5:00 PM. The number of employees is 1 F/T and the number of parking spaces is 7.

Applicant: Cozy Spa, LLC

Location: 246 Franklin Turnpike

Leased Area: 1,761 sq. ft.

Proposed Business: Skin Care, Waxing

The business will be open 7 days a week, Sunday through Thursday 10:00 AM to 10:00 PM and Friday and Saturday 9:00 AM to 11:00 PM. The number of employees is 1 F/T and 2 P/T and the number of parking spaces is 9.

Applicant: Fit 2 Stretch Massage and Stretch Therapy, LLC

Location: 39 Interstate Shopping Center

Leased Area: 3,005 sq. ft.

Proposed Business: Massage and Stretching

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

Carried.

PUBLIC HEARING:

**Commercial Realty Enterprises
Block 3802, Lot 8
1300 Route 17 North**

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

Daniel Steinhagen of Beattie Padovano, 50 Chestnut Ridge Road, Montvale, N.J. appeared on behalf of the applicant. **Mr. Steinhagen** presented the following exhibits:

Exhibit A-1 Site Plan last revised 08/12/19

Exhibit A-2 Sign Package dated 05/08/19

TESTIMONY OF TONGTO LAM

Tongto Lam of Bohler Engineering, 35 Technology Drive, Warren, N.J. was sworn in and deemed an expert in civil engineering. **Mr. Lam** described the existing and proposed conditions. **Mr. Lam** said that Aldi will occupy 22,714 sf and Pet Goods will occupy 11,645 sf of the existing Sports Authority tenant space. **Mr. Lam** said that to accommodate a WB-67 tractor trailer in the loading zone they will be reducing the parking spaces by 54 for a total of 957 parking spaces where 1,252 are required. **Ms. Cusick** commented that the vacant tenant spaces on the plan are not accurate. **Mr. Steinhagen** said that some tenant spaces have been filled and that the plan should be revised. **Mr. Carey** had concerns about the wall that was located in the rear of the site. **Mr. Carey** said that there were rocks and debris that washed down the wall and covering parking spaces adjacent to the wall making them inaccessible. **Mr. Carey** said that to encourage employee parking in the back there needs to be proper spaces and lighting available. **Mr. Steinhagen** said that can be looked at. **Mr. Lam** said that they are working on a solution. **Chairman Iorio** asked **Mr. Lam** the date of the last traffic study. **Mr. Lam** said it was done 2015. **Chairman Iorio** asked **Mr. Lam** if he had performed any parking counts since his last traffic study in 2015. **Mr. Lam** said no. **Chairman Iorio** asked **Mr. Lam** if other parking layouts were considered. **Mr. Lam** said that they looked at a few but what they are proposing is the most efficient. **Chairman Iorio** had concerns with the elimination of more parking spaces in the rear where employees would be able to park. **Councilman Verdone** asked **Mr. Lam** if they had considered opening a walkway to access the rear parking lot from the front of the building without walking around the building. **Mr. Lam** said no.

PUBLIC QUESTIONS - None

TESTIMONY OF KATE KELLER

Kate Keller of Phillips Preiss Grygiel Leheny Hughes, LLC, 33-41 Newark Street, Hoboken, N.J. was sworn in and deemed a professional in professional planning. **Ms. Keller** said that the two tenant spaces have occupied the former Sport's Authority space which is set approximately 500 feet from Route 17. **Ms. Keller** described the proposed signage. **Ms. Keller** said that Pet Goods is proposing one façade sign at 75.25 sf and Aldi is proposing one façade sign at 120.7 sf where a one façade sign with a maximum of 40 sf is permitted. **Ms. Keller** said that the parking area in the

loading areas in the rear of the building will be restriped to accommodate the turning movements for a WB-67 tractor trailer. The restriping will eliminate fifty-four (54) parking spaces.

BOARD QUESTIONS

Mr. Carey asked **Ms. Keller** if the “Aldi” logo will be displayed on the pylon sign. **Mr. Steinhagen** said yes, but they will conform to the Ordinance.

PUBLIC QUESTIONS - None

Mr. Hals’ commented that the architectural plans measured the building height from the floor level of the unit and not the overall building height. **Mr. Hals** said that building height is measured from the lowest grade. The actual height of the building must be provided to determine that the proposed parapet heights are in conformance with the maximum height requirements. **Mr. Whitaker** stated that the height of the building and the façade must be conforming to the Ordinance. **Mr. Steinhagen** said they will not exceed the building height.

PUBIC COMMENTS - None

A motion to approve the application, subject to the conditions below, was made by **Mr. Carey**, seconded by **Mr. Strollo**.

Conditions:

1. Stabilization of retaining wall without the loss of a parking space to be reviewed by Board Engineer.
2. Additional signage for rear parking and to encourage employees to park in the rear.
3. Height of façade is in conformance with the Ordinance
4. Pylon sign will be conforming to 2 colors.

Roll Call: AYES: Mr. Carey, Ms. Cusick, Mr. Garbasz, Mr. Haas, Mr. Strollo, Councilman Verdone, Chairman Iorio

NAYES:

ABSTAIN:

ABSENT: Ms. Green, Mr. Daul, Mayor Dillon

Carried.

Committee Reports:

Subdivision Committee: Nothing to report

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

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

Motion was made by **Mr. Haas** seconded by **Mr. Garbasz** and was carried, to approve the 09/03/19 **CONSENT RESOLUTION** recommending to the Mayor & Council payment of vouchers. All in favor. **Carried.**

Master Plan & Zoning Committee: **Chairman Iorio** said that we are in contact with **Mr. Burgis** to set a date to have a meeting that would be open for the public to attend.

Procedures Committee: **Chairman Iorio** said that the By-Laws have been amended to match the agenda and to streamline the meeting process with respect to the waivers. **Ms. Cusick** said that the modification contain comments and contributions from **Mr. Daul** and **Mr. Strollo**. **Ms. Cusick** thanked them for their support. **Ms. Cusick** said that the changes in the meeting format place the waivers before the public comments and that the Board

will address any comments from the public during the time period specified for the Board's comments (which will now follow public comments).

A motion to approve the By-Laws as amended was made by **Ms. Cusick**, seconded by **Mr. Haas**.

Roll Call: AYES: Mr. Carey, Ms. Cusick, Mr. Garbasz, Mr. Haas, Mr. Strollo, Councilman Verdone, Chairman Iorio

NAYES:

ABSTAIN:

ABSENT: Ms. Green, Mr. Daul, Mayor Dillon

Carried.

Capital Improvement & Public Lands: Nothing to report

RESOLUTIONS

Lithia Northeast Real Estate, LLC-BMW of Ramsey
Block 4603, Lot 45.01
985 Route 17 South
Amended Site Plan/Variance

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

A motion to approve the resolution as drawn was made by **Mr. Carey** seconded by **Mr. Garbasz**.

Roll Call: AYES: Mr. Carey, Ms. Cusick, Mr. Garbasz, Mr. Haas, Mr. Strollo, Chairman Iorio

NAYES:

ABSTAIN: Councilman Verdone

ABSENT: Ms. Green, Mr. Daul, Mayor Dillon

Carried.

Michael and Ashley Cassera
156 Shadyside Road
Block 2601, Lot 51.02
Site Plan Waiver approval for a 288 sf shed

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

A motion to approve the resolution as drawn was made by **Mr. Haas** seconded by **Mr. Garbasz**.

Roll Call: AYES: Mr. Carey, Ms. Cusick, Mr. Garbasz, Mr. Haas, Mr. Strollo, Chairman Iorio

NAYES:

ABSTAIN: Councilman Verdone

ABSENT: Ms. Green, Mr. Daul, Mayor Dillon

Carried.

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

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

A motion to approve the resolution as drawn was made by **Mr. Haas** seconded by **Mr. Carey**

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

Carried.

OLD BUSINESS - None

NEW BUSINESS - None

ADJOURNMENT

A motion was made by **Mr. Carey**, seconded by **Mr. Haas** to adjourn the regular meeting at 9:20 P.M.