

RAMSEY PLANNING BOARD
MINUTES OF MEETING HELD ON SEPTEMBER 17, 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 09/03/19 was made by **Ms. Cusick** seconded by **Mr. Carey**. All eligible members voted in favor. **Carried.**

CORRESPONDENCE - None

WAIVER APPLICATIONS

Applicant: Hoogstra Greulich, P.C.
Location: 6 East Main Street
Leased Area: 241 sq. ft.
Proposed Business: CPA Firm

The office 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 2.

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. Haas**.

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

NAYES:
ABSTAIN:
ABSENT:

Carried.

COMMENTS FROM THE PUBLIC - None

COMMENTS OF BOARD MEMBERS - None

ORDINANCES - None

Chairman Iorio said that the first hearing scheduled was the continuation of the Frezza application. This application has been carried until October 1, 2019. New notices will be published and sent out to the property owners.

PUBLIC HEARING:

Gad Gilan
Block 4810, Lot 15; 4 North Spruce Street
Amended Site Plan/Variance

Matthew S Rogers, Esq. of 123 Prospect Street, Ridgewood, N.J. appeared on behalf of the applicant. **Mr. Rogers** presented the following exhibits:

- Exhibit A-1 Site Plan revised 10/18/18
- Exhibit A-2 Survey dated 03/06/19
- Exhibit A-3 Photos dated 09/17/19

Mr. Rogers said that this is not your standard coffee shop where it's a grab and go type of thing. It's more like a grab, sit and work type of coffee shop. **Mr. Rogers** said that the applicant has a similar store in Ridgewood which has small tables, music playing in the background and offers it

different types of coffees. It a place where people sit down, work on computers, read the paper, etc. It's a settled setting.

TESTIMONY OF JOSEPH M. DONATO

Joseph Donato of 14 Route 4 West, River Edge, N.J. was sworn in and deemed an expert in architecture. **Mr. Donato** described the existing and proposed conditions. **Mr. Donato** said that the applicant is proposing thirty seats which require by code twenty-six parking spaces where fourteen parking spaces exist. The building consists of two residential apartments that require four parking spaces; one existing gym that requires eight parking spaces and the proposed coffee shop with seating that requires fourteen parking spaces. **Mr. Whitaker** asked **Mr. Donato** to confirm the total seating. **Mr. Donato** did so. **Mr. Whitaker** asked **Mr. Donato** if there are any parking spaces designated to the tenants. **Mr. Rogers** said not in terms of identifying a particular space. **Mr. Rogers** said he has a letter from the landlord saying that the lease provides seven designated spaces are for this type of use. **Mr. Rogers** said that as per the lease they have been provided four spaces in the front and three in the back. **Mr. Whitaker** asked **Mr. Rogers** where will the residents park. **Mr. Rogers** said they would park in the rear. **Mr. Whitaker** said that there needs to be four spaces designated for the tenants. **Mr. Whitaker** recommended to the Board that is they are prone to permitting this application certain spaces would need to be permitted for the residential use. **Mr. Whitaker** said that logically it would be in the rear regardless of what the lease says. **Chairman Iorio** asked **Mr. Donato** if there is a fifteen minute limit sign for the front parking spaces. **Mr. Donato** said yes. **Chairman Iorio** asked **Mr. Donato** is the objection of the business is for people stay there longer. **Mr. Rogers** said that's some of the existing conditions that we have to deal with. **Gad Gilan** of Chestnut Ridge, N.Y. was sworn in. **Mr. Gilan** said that the fifteen minute parking signs are because a big part of the business is to grab and go similar to a Starbucks. It's for the convenience of the customer to come in to buy coffee and then leave. It's not for the people who come to sit for hours. They have to find another solution. **Ms. Cusick** asked **Mr. Donato** if they are going to designate spaces in the rear for the residents. **Mr. Rogers** said that if this is an issue with the Board they will address it with the landlord. **Mr. Rogers** said that they might address the fifteen minute parking signs in the front. **Mr. Whitaker** said that the key issue is that four spaces in the rear should be dedicated for residents only. **Mr. Whitaker** said that you don't want residents parking in the municipal shopping parking lot that is a block and a half away. **Mr. Carey** said had concerns about the parking spaces that are in the front adjacent to the outdoor seating has no barrier. **Mr. Gilan** said that they would consider heavy metal planters.

PUBLIC QUESTIONS - None

TESTIMONY OF AUTUMN SYLVESTER

Autumn Sylvester of One Spring Street, Newton, N.J. was sworn in and deemed an expert in professional planning. **Ms. Sylvester** described the existing conditions. **Ms. Sylvester** reviewed the variance relief. **Ms. Sylvester** said that the Board can grant the parking variance under a C-1 and C-2 hardship and described the criteria of both. **Ms. Sylvester** said that she believes that there's sufficient on-street parking. **Ms. Sylvester** said that the proposed hours of operation are from 5:30 am to 8:00 pm with peak hours from 8:00 am to 11: 00 am and 5:00 pm to 7:00 pm. **Ms. Sylvester** said that this proposed location has a similar customer base to the applicant's Ridgewood location which has similar surrounding land uses with a mixed retail, multifamily housing and on-street parking.

BOARD QUESTIONS

Mayor Dillon asked **Ms. Sylvester** if she was aware of other businesses on North Spruce Street

that utilize the on-street parking. **Ms. Sylvester** said yes. **Mayor Dillon** asked **Ms. Sylvester** if there was a mid-block crosswalk between the shopper parking lot and North Spruce Street. **Ms. Sylvester** said no. **Mayor Dillon** commented that it wouldn't be practical for people to walk from that shopper parking lot all the way past the gas station to Main Street, Cross Main Street and then back down North Spruce Street. **Mayor Dillon** had concerns about people jaywalking.

PUBLIC QUESTIONS - None

Chairman Iorio asked **Mr. Gilan** if he plans on having live bands perform. **Mr. Gilan** said no. **Chairman Iorio** asked **Mr. Gilan** how many employees he plans on hiring. **Mr. Gilan** said he plans on hiring one or two employees. **Chairman Iorio** asked **Mr. Gilan** where would the employees park. **Mr. Gilan** said in the back or they will have to find parking.

PUBIC QUESTIONS - None

Chairman Iorio said that two concerns were raised. **Chairman Iorio** said that the first one being the designation of the various parking spaces and the second being the safety of the dining area that's being proposed.

Mr. Rogers said that they will try to address those issues at the next hearing.

Chairman Iorio said that the application will be carried to October 15th at 7:30 pm. No new notices are required.

Committee Reports:

Subdivision Committee: Nothing to report

Application Review Committee: **Next Meeting: September 26, 2019 @ 12:00 P.M.**

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

Motion was made by **Mr. Carey** seconded by **Mayor Dillon** and was carried, to approve the 09/17/19 **CONSENT RESOLUTION** recommending to the Mayor & Council payment of vouchers. All in favor. **Carried.**

Master Plan & Zoning Committee: Mr. Carey said that a meeting has been scheduled for Thursday, September 26th at 1:30 pm which will be open to the public to observe with no comments.

Procedures Committee: Nothing to report

Capital Improvement & Public Lands: Nothing to report

RESOLUTIONS

Bank of America

Block 4902, Lot 6

76 East Main Street

Amended Site Plan/Variance

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

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

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

Carried.

Commercial Realty Enterprises
Block 3802, Lot 8
1300 Route 17 North
Amended Site Plan/Variance

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

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

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

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 9:00 P.M.