

RAMSEY PLANNING BOARD
MINUTES OF MEETING HELD ON JANUARY 21, 2020

REGULAR MEETING

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

PLEDGE OF ALLEGIANCE

Mr. Strollo led the Pledge of Allegiance.

ANNOUNCEMENT BY ACTING CHAIRMAN CAREY

This meeting is being held in accordance with the Sunshine Law. **Acting Chairman Carey** 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	
Councilman Verdone	X	
Mayor Dillon		X
Chairman Iorio		X

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

APPROVAL OF MINUTES

A motion to approve the minutes of January 07, 2020 was made by **Ms. Cusick**, seconded by **Ms. Green**. All eligible members voted in favor. **Carried**.

CORRESPONDENCE

Letter dated January 10, 2020 from James E. Jaworski, Esq. requesting an extension of time for the Maywoods Grove Two LLC approval.

A motion to receive and file the correspondence was made by **Ms. Cusick**, seconded by **Councilman Verdone**.

**Roll Call: AYES: Mr. Carey, Ms. Cusick, Ms. Green, Mr. Strollo
Councilman Verdone**

NAYES:

ABSTAIN:

ABSENT: Mr. Garbasz, Mr. Haas, Mayor Dillon, Chairman Iorio

Carried.

WAIVER APPLICATIONS

Location: Veronica A. Lenzi

Location: 48 South Franklin Turnpike

Leased Area: 200 sq. ft.

Proposed Business: Clinical Psychologist

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

Applicant: Patricia L. McGuire

Location: 48 South Franklin Turnpike

Leased Area: 200 sq. ft.

Proposed Business: Clinical Psychologist

The office will be open 5 days a week, Monday through Friday 11:00 AM to 7:00 PM. The number of employees is 1 F/T and the number of parking spaces is 1.

Applicant: Bruno Construction Group LLC

Location: 300 H Lake Street

Leased Area: 914 sq. ft.

Proposed Business: Construction Office

The office will be open 5 days a week, Monday through Friday 9:00 AM to 5:00 PM. The number of employees is 3 F/T and the number of parking spaces is 5.

Applicant: Renee Caronia

Location: 19 Spear Road, Suite 204A

Leased Area: 263 sq. ft.

Proposed Business: Counseling

The office will be open 6 days a week, Monday through Saturday 9:00 AM to 5:00 PM. The number of employees is 1 F/T and the number of parking spaces is 2.

Applicant: Certosimo Counseling LLC

Location: 400 D Lake Street

Leased Area: 300 sq. ft.

Proposed Business: Counseling

The office will be open 6 days a week, Monday through Saturday 9:00 AM to 5:00 PM. The number of employees is 1 F/T and the number of parking spaces is 2.

Applicant: Teresa Dellicarpini
Location: 300 A Lake Street
Leased Area: 262 sq. ft.
Proposed Business: Pilates

The business will be open 6 days a week, Monday through Saturday 9:00 AM to 5:00 PM. The number of employees is 1 F/T and the number of parking spaces is 2.

Applicant: Muscle First Chiropractic LLC
Location: 19 Spear Road, Suite 102
Leased Area: 1,133 sq. ft.
Proposed Business: Chiropractic

The office will be open 6 days a week, Monday through Saturday 9:00 AM to 7:00 PM. The number of employees is 2 F/T and the number of parking spaces is 6.

Applicant: Park Hill Development LLC
Location: 663 East Crescent Ave.
Leased Area: 320 sq. ft.
Proposed Business: Construction Office

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.

Applicant: Green Rock Funding LLC
Location: 663 East Crescent Ave.
Leased Area: 199 sq. ft.
Proposed Business: Capital Advisory

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 1.

Applicant: M@M Express Cleaning
Location: 663 East Crescent Ave.
Leased Area: 103 sq. ft.
Proposed Business: Janitorial Administrative Office

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 1.

Applicant: UNPPG Inc.
Location: 663 East Crescent Ave.
Leased Area: 1,200 sq. ft.
Proposed Business: Real Estate

The office will be open 5 days a week, Monday through Friday 9:00 AM to 5:00 PM. The number of employees is 2 F/T and 3 P/T and the number of parking spaces is 6.

Applicant: Kitchen Lion
Location: 663 East Crescent Ave.
Leased Area: 1,200 sq. ft.
Proposed Business: Kitchen Company

The office will be open 6 days a week, Monday through Friday 9:00 AM to 5:00 PM. The number of employees is 2 F/T and the number of parking spaces is 6.

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

Carried.

PUBLIC COMMENTS - None

COMMENTS OF BOARD MEMBERS - None

ORDINANCES - None

PUBLIC HEARING

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

Mr. Whitaker said that this is a continuation of a public hearing but because of the length of time from when it was continued the applicant had re-noticed properly, and the hearing could proceed.

David L. Rutherford, Esq. of 141 Dayton Street, Ridgewood, N.J. appeared on behalf of the applicant. **Mr. Rutherford** said that changes have been made to the plan since the last hearing in August of 2019. **Mr. Rutherford** said that when they appeared back in August there was a pending violation from the NJDEP. This has now been resolved. **Mr. Rutherford** said that they have successfully eliminated all variances. **Mr. Rutherford** presented the following exhibits:

- Exhibit A-4 Site & Erosion Control Plan revised 10/25/19
- Exhibit A-5 NJDEP Correspondence dated 12/20/19
- Exhibit A-6 NJDEP Approved Restoration Plan dated 09/12/19
- Exhibit A-7 Bergen County Correspondence dated 12/23/19

TESTIMONY OF GENE ROTONDA

Gene N. Rotonda of Rotonda Engineering, 9 Brandon Court, Butler, N.J. was previously sworn in and deemed an expert in engineering. **Mr. Rotonda** described the revisions to the plan. **Mr. Rotonda** said that they changed the proposed parking lot in the northwesterly portion of the property to eliminate a variance. **Mr. Rotonda** said that they are proposing sixteen parking spaces. Five (5) are located in the northwesterly portion of the property for the residential use and eleven are located to the rear of the home for the commercial use. **Mr. Rotonda** said that they are proposing the installation of storm drainage improvements to collect the parking lot runoff and piping the drainage to a seepage pit. **Mr. Rotonda** said that the circulation pattern in the rear of the property has been modified as to enable and to facilitate vehicular circulation especially truck and trailers. **Mr. Rotonda** described the onsite circulation pattern. **Mr. Rotonda** described the proposed fencing. **Mr. Rotonda** described the NJDEP approved Restoration Plan dated 09/12/19. **Mr. Rotonda** said that the proposed construction will require the movement of 494 cubic yards of soil; 247 cubic yards of excavation and 247 cubic yards of fill. No soil materials are to be imported or exported from the site.

BOARD QUESTIONS

Mr. Whitaker asked **Mr. Rotonda** if the 6x8 foot trash and recycling area going to be a four-sided enclosed area with a stockade fence. **Mr. Rotonda** said yes. **Mr. Whitaker** asked **Mr. Rotonda** if the front gates to the driveway close against the gate for the stockade fence. **Mr. Rotonda** said yes. **Mr. Whitaker** had concerns about how a garage truck would access the trash and recycling area. **Mr. Rotonda** said that trash cans will be left by the curb. **Mr. Rotonda** said that there will not be dumpster. **Mr. Whitaker** said that there will not be any curbside pickup at this site. **Ms. Cusick** had a concern regarding Comment #14 on Mr. Hals' review. **Mr. Hals** was sworn in. **Mr. Hals** said that there is no fence shown on the plan on the southerly side of residents to the southerly property line. **Mr. Rotonda** said that could be added.

PUBLIC QUESTIONS

Thomas Ashbahian of 39 Spring Street asked **Mr. Rotonda** if the NJDEP approval was by a physical inspection or from a photo. **Mr. Rotonda** said he didn't know. **Mr. Ashbahian** asked **Mr. Rotonda** if the applicant received any approvals for any work that was done at the site. **Mr. Rotonda** said that the applicant received approvals from the Zoning Officer for expanding the driveway and the fence. **Mr. Ashbahian** asked **Mr. Rotonda** several questions regarding the flood elevations. **Mr. Rotonda** responded accordingly. **Mr. Ashbahian** asked **Mr. Rotonda** if there was an existing oil tank on the premises. **Mr. Rotonda** said yes. **Mr. Ashbahian** asked **Mr. Rotonda** if the height of the garage is 19 feet. **Mr. Rotonda** said yes. **Mr. Ashbahian** had a concern regarding the height of the garage. **Mr. Rotonda** responded that the height is within the Ordinance requirements for the zone. **Mr. Rutherford** responded that the height of the garage has not been identified by any Borough Official as a variance during the course of this process. **Mr. Rutherford** said that they are not seeking a variance for that. **Mr. Ashbahian** asked **Mr. Rotonda** if he is aware that the size of an accessory building is to be no more than 1/3 of the floor or ground area of the principal building as per the Ordinance. **Mr. Ashbahian** said that he believes that the principal building is approximately 800 sf. **Mr. Rutherford** replied that has not been noted in any review. **Mr. Ashbahian** asked **Mr. Rotonda** what is the justification for no proposed site lighting. **Mr. Rotonda** said that he was not directed to provide lighting.

Terry Beltramini of 264 West Oak Street asked **Mr. Rotonda** if this application is for a commercial or residential use. **Mr. Rutherford** replied that this an application for Site Plan approval for uses that are all permitted in the B-3 Zone. **Mr. Rutherford** said that when this application was filed last year there was no issue with respect to use. **Mr. Rutherford** said that if there was a use issue we would not be before the Planning Board but before the Board of Adjustment. **Mr. Rutherford** said that they have proceeded with the understanding that uses that are being proposed are permitted. **Mr. Beltramini** asked **Mr. Rotonda** if the cut and fill for the asphalt driveway, curb and parking that was done in 2018 included in the soil movement calculations. **Mr. Rotonda** said no. **Mr. Rotonda** said a permit was issued by the Zoning Officer to install that gravel and fence in 2018. **Mr. Rotonda** said that he used the existing and proposed grades to calculate the net fill as per the current survey that was provided. **Mr. Beltramini** asked **Mr. Rotonda** what was the length of the truck and trailer that was used to maneuver and park within the parking lot. **Mr. Rotonda** confirmed that the trucks that the applicant owns have plenty of room to maneuver around the site. **Mr. Whitaker** said that the Planning Board is used to hearing an engineer testify with a template showing how a truck at a certain length can maneuver and park around the site. **Mr. Rutherford** said that a template can be provided.

Janice Krebs of 29 Grant Street asked **Mr. Rotonda** why they are proposing to widen a portion of Grant Street. **Mr. Rutherford** said that detail was included at the request of Mr. Hals. **Ms. Krebs** had concerns regarding the paving and the oil tank.

Virginia Vanderbilt of 25 Grant Street asked **Mr. Rotonda** if the bushes in front of the property will be relocated. **Mr. Rotonda** said yes.

Thomas Ashbahian of 39 Spring Street said the height of the existing height of the residence is 18 feet and the height of the proposed garage is at 19 feet. There is a section in the Ordinance that limits the height of the secondary building. **Mr. Ashbahian** said that there is also a limitation that the secondary building cannot be more than the principal building. **Mr. Ashbahian** asked **Mr. Rotonda** if he's familiar with that section of the Ordinance. **Mr. Rotonda** said he is and he doesn't see anything in the Ordinance that would require a variance for height. **Mr. Ashbahian** asked **Mr. Rotonda** to confirm the use of this application. **Mr. Rutherford** replied that the use is not an issue before the Planning Board. **Mr. Rutherford** said that the time to challenge any underlying decision that the Zoning Officer may have made has long since expired. **Mr. Ashbahian** asked **Mr. Rotonda** if he was aware of the definition in the Ordinance for Public Garage. **Mr. Whitaker** read the definition of a Public Garage. **Mr. Whitaker** said that the applicant will be testifying on the use. **Mr. Whitaker** said that the Board will consider if the use fits within the parameters of the Site Plan approval. **Mr. Whitaker** said that the Board is not privy to the Zoning Officer's review assuming the use to be.

After a quick recess, **Mr. Rutherford** said a number of issues have been raised and ask that the matter be carried. **Mr. Whitaker** said that the application will be carried until March 17, 2020. No new notices are required.

Committee Reports:

Subdivision Committee: Nothing to report

Application Review Committee: **Next Meeting: January 30, 2020 @ 12:00 P.M.**

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

Motion was made by **Mr. Carey** seconded by **Ms. Cusick** and was carried to approve the 01/21/20 **CONSENT RESOLUTION** recommending to the Mayor & Council payment of vouchers. All in favor. **Carried.**

Motion was made by **Ms. Cusick** seconded by **Mr. Carey** and was carried to approve the Escrow Release of Escrow Release: Medexec Construction, Block 4812, Lot 12. All in favor. **Carried.**

Master Plan & Zoning Committee: Nothing to report

Procedures Committee: Nothing to report

Capital Improvement & Public Lands: Nothing to report

RESOLUTIONS

Ramsey Energy, LLC, Block 4603, Lot 40

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

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

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

Carried.

NEW BUSINESS - None

OLD BUSINESS - None

ADJOURNMENT

A motion was made by **Ms. Cusick**, seconded by **Mr. Carey** to adjourn the regular meeting at 9:35 P.M.