

RAMSEY PLANNING BOARD
MINUTES OF MEETING HELD ON MARCH 5, 2019

REGULAR MEETING

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

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

Jay Atkins, Esq. of Sunshine, Atkins, Minassian, Tafuri, D'Amato, & Beane, P.A., 887 Kinderkamack Road, River Edge, N.J. appeared on behalf of the applicant.

TESTIMONY OF MICHAEL DIPPLE

Mr. Dipple of L2A Land Design, LLC, 60 Grand Avenue, Englewood, N.J. was previously sworn in. **Mr. Atkins** presented Exhibit A-7 dated February 21, 2019. **Mr. Dipple** described the revised changes to the Site Plan. **Mr. Dipple** said that they reconfigured the proposed homes on Lots 6.01 and 6.17 to have a frontage of 40' from Island Road. **Mr. Dipple** said that they reconfigured the garages on the some of the proposed lots not to have rear entryways. **Mr. Whitaker** asked **Mr. Dipple** if he can accommodate a driveway and garage on each of the proposed lots that do not require a rear entryway. **Mr. Dipple** said yes. **Mr. Whitaker** stated that where the curb cuts are shown on the plans is where the curb cut for that individual driveway would be. **Mr. Dipple** said that they have eliminated the 3 to 1 slopes and made 5 to 1 slopes on all the residential lots. **Ms. Cusick** referenced **Mr. Hals'** Review, Statement #18 and asked **Mr. Dipple** if the actual houses designed to fit with the topographic conditions of the individual lots would improve the grading of various lots. **Mr. Dipple** said that as an applicant comes in with a building permit or a plot plan they would likely have a different configuration of a home which would affect the grading of the lot. **Mr. Dipple** said that the cross drain in Island Road where Basin #1 connects shall be upgraded to a minimum of 18". **Mr. Hals** said that they need to find out the condition of the existing pipe and recommends it to be TV inspected to determine the size, location and condition of the downstream pipes. **Mr. Dipple** said that they would agree to a TV inspection. **Mr. Hals** said that they have permission from the Regency Park Association to do a TV inspection. **Ms. Cusick** asked **Mr. Dipple** when the drainage investigation will be performed. **Mr. Dipple** said that with their permission they would have it done within 30 days from approval. **Mr. Atkins** said that they would accept a condition of approval to have the inspection performed within 30 days. **Mr. Whitaker** continued that if the results of the TV inspection indicate something other than what they anticipate they will need to return to the Board with another concept. **Ms. Cusick** commented on the Landscaping. **Mr. Hals** confirmed that a plan showing the tree locations with the number of each tree has been submitted. **Ms. Cusick** asked **Mr. Dipple** if a title search has been done. **Mr. Dipple** said yes. It has been confirmed that there are no restrictions and that the Note 6 has been removed from the survey. **Ms. Cusick** read **Mr. Hals** review, Statement #20; the plan demonstrates that the home confirming with the building height requirements can be constructed; however, the proposed grading is not reasonable. **Mr. Dipple** commented that he does not agree with this statement. **Mr. Hals** stated that the proposed homes meet the building height requirements and are fully conforming lots. **Mr. Hals** disagrees with some of the grading that is proposed. **Mr. Hals** continued that the actual houses that are designed to fit with the topographic conditions of the individual lots would improve the grade of various lots. **Mr. Hals** doesn't believe that each of the individual lots is going to be graded as what's depicted on the plan. **Mr. Hals** said that these are just generic footprints. They are not designed for the specific individual lots. Once you have a home that is designed for each individual lot where the Architect is involved with the design of the home you will see a different grading plan. **Mr. Hals** said that this will not affect the overall drainage patterns on the site. **Mr. Whitaker** said that when an actual construction plan is submitted for an individual lot, the grading will be reviewed by the engineer to make sure that there is no change in the overall drainage pattern that is being approved. **Mr. Strollo** commented that in the Stormwater Management Manual it stipulates that they submit monthly maintenance reports on a quarterly basis upon the request of the Engineer. **Mr. Strollo** said that this should be submitted quarterly without waiting upon the request of the Engineer. **Mr. Whitaker** said that they can stipulate as a condition of approval that the quarterly monthly maintenance reports shall be provided.

QUESTIONS FROM THE PUBLIC

Todd Myers of 453 Island Road submitted photos showing flooding on Island Road dated January 19, 2019. **Mr. Myers** asked **Mr. Dipple** if the proposed drainage would exasperate, rectify or have no effect on the existing conditions. **Mr. Dipple** said that the basins will reduce the rate of runoff. They are improving the situation that presently exists. **Mr. Dipple** also said that they are also adding another inlet on Island Road which will capture the runoff. **Mr. Myers** is concerned with the existing flooding condition on Island Road. **Mr. Whitaker** suggested that **Mr. Myers** contact the Mayor & Council with his concern as that is part of public improvement and not this application.

Peter Fisher of 602 Apache Court in Mahwah is concerned about runoff from the property onto the Regency Park property. **Mr. Dipple** said that they are reducing the rate of runoff from the property significantly than what exists today.

Braggin of Ramsey, N.J. asked **Mr. Dipple** to clarify why they chose the drainage system that they are proposing. **Mr. Dipple** did so. **Mr. Braggin** asked **Mr. Dipple** to clarify the soil permeability tests. **Mr. Dipple** did so.

Mr. Atkins stated that they stand by the PetroScience report's conclusion stating that they meet all the residential standards. **Mr. Whitaker** stated that if a professional submits a report, the author of the report needs to be available to answer questions that are proposed by the Board members as well as the public. **Mr. Atkins** said that he will have a professional available at the next meeting.

Mr. Whitaker said that the application will be carried until April 16, 2019. No new notices are required.

Committee Reports:

Subdivision Committee: Nothing to report

Application Review Committee: **Next Meeting: March 14, 2019 @ 12:00 P.M.**

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

Motion was made by **Ms. Cusick** seconded by **Mr. Garbasz** and was carried, to approve the 03/05/2019 **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 - None

OLD BUSINESS - None

NEW BUSINESS - None

ADJOURNMENT

A motion was made by **Ms. Cusick** seconded by **Mr. Garbasz** to adjourn the regular meeting at 9:30 P.M.