

RAMSEY PLANNING BOARD
MINUTES OF MEETING HELD ON MARCH 15, 2022

REGULAR MEETING

Chairman Iorio called the regular meeting of the Ramsey Planning Board to order at or around 7:30 p.m. **Chairman Iorio** announced that the meeting is being conducted via teleconferencing due to the COVID-19 restrictions.

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	
Councilwoman Cusick	X	
Mr. Garbasz	X	
Mr. Palumbo	X	
Mr. Strollo	X	
Mr. Verdone	@7:33 PM	
Mr. Zabala	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 03/01/2022 was made by Mr. Strollo, seconded by Mayor Dillon. All eligible member voted in favor. **Carried.**

CORRESPONDENCE - None

WAIVER APPLICATIONS

Applicant: Tiburon Lockers Inc.
Location: 70 Hilltop Road, Suite 2400
Leased Area: 2,313 sq. ft.
Proposed Business: Custom Locker Solutions

The office will be open 6 days a week, Monday through Saturday 9:00 AM to 5:00 PM. The number of employees is 5 F/T and the number of parking spaces is 15.

Applicant: Presto Wine USA LLC
Location: 623 Swan Street, Suite 623
Leased Area: 800 sq. ft.
Proposed Business: Office

The office will be open 5 days a week, Monday through Saturday 9:00 AM to 5:00 PM. The number of employees is 3 F/T and the number of parking spaces is 4.

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. Palumbo.

**Roll Call: AYES: Mr. Carey, Councilwoman Cusick, Mr. Garbasz,
Mr. Palumbo, Mr. Strollo, Mr. Verdone, Mr. Zabala
Mayor Dillon, Chairman Iorio**

**NAYES:
ABSTAIN:
ABSENT:**

Carried.

PUBLIC COMMENTS

Chance Parker of Ramsey N.J. commented on the final elements of the Master Plan and the Community Facility Element. Chairman Iorio responded to Mr. Parker’s comments.

COMMENTS OF BOARD MEMBERS - None

ORDINANCES - None

PUBLIC HEARING

Thomas & Judith Consiglio
Block 2501, Lot 4
236 Shadyside Road
Soil Movement

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

Tibor Latincsis of Conklin Associates, Ramsey, N.J. was sworn in and deemed an expert in engineering. Mr. Latincsis presented the following exhibit:

Exhibit A-1 Plot Plan last revised February 17, 2022

Mr. Latincsis said the soil movement application is for construction of a single family home.

Mr. Latincsis said that total soil movement is for 1,913 cy of which 1,091 cy fill for grading and 822 cy cut from grading. The proposed project will require 269 cy of soil to be imported to the site or approximately 18 truckloads. Mr. Latincsis said soil erosion control measures are specified in terms of wheel blankets and silt fence stabilization subsequent to grading. Mr. Latincsis that two seepage pits are specified for stormwater management. Mr. Latincsis said that the 18 truckloads of import will probably be over a 2 week span.

Chairman Iorio asked Mr. Latincsis to describe the soil erosion measures. Mr. Latincsis did so. Mr. Carey asked Mr. Latincsis if the grading will be raised at the foundation. Mr. Latincsis said that the proposed home is raised two feet above grade. Councilwoman Cusick asked Mr. Hals for comment on the soil erosion measures. Mr. Hals said the eastern portion of the site currently drains toward Woodland and the other portion drains towards Shadyside. None of the property drains towards any adjoining properties. Mr. Hals said that the proposed site is going to maintain the same drainage patterns as they are today. Mayor Dillon commented about the truck routes.

John Myer of 42 Forest Avenue, N.J. was sworn in. Mr. Myer described the proposed truck routes.

Mr. Whitaker commented that a standard in the Ordinance is for any soil imported from outside of the Borough is to be tested. Mr. Hals confirmed.

PUBLIC QUESTIONS - None

PUBLIC COMMENTS - None

A motion to approve the application was made by Mr. Carey, seconded by Councilwoman Cusick.

**Roll Call: AYES: Mr. Carey, Councilwoman Cusick, Mr. Garbasz,
Mr. Palumbo, Mr. Strollo, Mr. Verdone, Mr. Zabala
Mayor Dillon, Chairman Iorio**

NAYES:

ABSTAIN:

ABSENT:

Carried.

Committee Reports:

Subdivision Committee: Nothing to report

Application Review Committee: Nothing to report

Finance Committee: Vouchers/Performance Bonds/Letter of Credit: Nothing to report

Master Plan & Zoning Committee: Nothing to report

Procedures Committee: Nothing to report

Capital Improvement & Public Lands: Nothing to report

RESOLUTION

Scott Fehmel-240 sf shed

A motion to waive the reading of the resolution was made by Mr. Palumbo, seconded by Mr. Verdone.

A motion to approve the resolution as drawn was made by Mayor Dillon, seconded by Mr. Palumbo.

Roll Call: **AYES:** **Councilwoman Cusick, Mr. Garbasz, Mr. Palumbo,
Mr. Verdone, Mr. Zabala, Mayor Dillon, Chairman Iorio**

NAYES:

ABSTAIN: **Mr. Carey, Mr. Strollo**

ABSENT:

Carried.

NEW BUSINESS - None

OLD BUSINESS - None

ADJOURNMENT

A motion was made by Councilwoman Cusick, seconded by Mr. Palumbo to adjourn the regular meeting at 8:05 P.M.