

**RAMSEY PLANNING BOARD**  
**MINUTES OF MEETING HELD ON MAY 2, 2023**

**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.

<b>MEMBERS</b>	<b>PRESENT</b>	<b>ABSENT</b>
<b>Mr. Carey</b>	<b>X</b>	
<b>Councilwoman Cusick</b>	<b>X</b>	
<b>Mr. Garbasz</b>	<b>X</b>	
<b>Mr. Grissoni, Alt 1</b>	<b>X</b>	
<b>Mr. Palumbo</b>	<b>X</b>	
<b>Mr. Strollo</b>	<b>X</b>	
<b>Mr. Verdone</b>		<b>X</b>
<b>Mr. Zabala</b>	<b>X</b>	
<b>Mayor Dillon</b>	<b>X</b>	
<b>Chairman Iorio</b>	<b>X</b>	

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



Tibor Latincics of Conklin Associates, Ramsey, N.J. was sworn in and deemed an expert in civil engineering and planning. Mr. Latincics said that the proposal is to upgrade the parking area with granite block curbing and improve the narrow curbs and driveway opening with a driveway apron. Mr. Latincics reviewed the parking requirement under the Borough Code. Mr. Latincics said that 9 spaces are required for the dentist office and 10 spaces for the daycare for a total of 19 parking spaces including one handicap space. Mr. Latincics said a fence enclosed recreational area for the children is proposed to the rear of the building. Mr. Latincics said that they will protect the utility meters by a fence with a rolling gate and the ac units with some bollards. Mr. Latincics said that there's a parking area to the rear of the proposed play area. They are proposing 72"x 6" steel bollards spaced 4-5 feet on center which will function as both the fence posts and steel protective bollards to the play area. Mr. Latincics reviewed the three variances being requested. Mr. Latincics said that the upgrades meet the C-2 criteria for good planning in regards to improve circulation, curbing and perimeter landscaping. Mr. Latincics said that the signage is in conformance with the code and is already installed. Mr. Jaworski said that they would like the Board to retain jurisdiction in case they decide to add future signage to the site. Mr. Latincics said that there will be limited soil movement associated with the curbing and landscaping and it will be handled as a regular permit. Mr. Latincics confirmed that the dental office contains 1,265 sf and the daycare center is 3,177 sf. Mr. Latincics said that no modifications are being proposed to the drive thru.

### **BOARD QUESTIONS**

Mr. Whitaker asked Mr. Latincics to explain the drop-off procedure. Mr. Latincics said as you enter the site, drop-off would be by the northern back entrance door. Chairman Iorio asked Mr. Latincics the distance to the curb and parking spaces from the play area. Mr. Latincics said it's three feet. Chairman Iorio asked Mr. Latincics to describe what is being proposed to alleviate any cars from crossing that area and getting into the play area. Mr. Latincics did so. Chairman Iorio had a concern regarding the bollards. Mr. Hals asked Mr. Latincics to describe how the kids will be entering the play area. Mr. Latincics said through the door in the northeast corner of the building. Chairman Iorio asked Mr. Latincics if that corner is a classroom. Mr. Latincics said yes. Mr. Carey asked Mr. Latincics if the dentist will have designated spaces. Mr. Latincics said no. Councilwoman Cusick referred to Dave Hals review regarding space #19 and if it can be oriented parallel to space #18. Mr. Latincics said that it was considered. Mr. Whitaker commented on the need for space #19. Mr. Latincics replied that space can be eliminated. Mr. Whitaker asked Mr. Latincics the functionality of the drive thru in comparison to the parking area and people entering to the site. Mr. Latincics said that the intent was not to use the canopy on a normal routine basis. Mr. Hals commented since parking space #19 is now eliminated, that would be an appropriate place for a landscaped island to help delineate the parking area and traffic flow. Then as you remove the drive isle, you can add a sidewalk that would come from the front of the building towards the back. This would provide direction to enter the front of the building without having to go to the street. Chairman Iorio asked Mr. Latincics if there are any entrances on the side of the building by the drive thru. Mr. Latincics replied no. The only entrances are through the back door and front door.

### **PUBLIC QUESTIONS** - None

Jeannie Ong of Evergreen Kids Academy, 26 William Street, Closter, N.J. was sworn in. Ms. Ong is the Assistant Director at the school in Closter. Ms. Ong said that they anticipate five (5) staff parking spaces. Ms. Ong said that they currently have 36 children enrolled in Closter with the maximum of 50. They anticipate the same at the Ramsey location. Ms. Ong said that they



**Minutes of 05/02/23**

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** - None

**NEW BUSINESS** - None

**OLD BUSINESS** - None

**ADJOURNMENT**

A motion was made by Mayor Dillon, seconded by Mr. Carey to adjourn the regular meeting at 8:50 P.M.