

**RAMSEY PLANNING BOARD**  
**MINUTES OF MEETING HELD ON MAY 7, 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.

<b>MEMBERS</b>	<b>PRESENT</b>	<b>ABSENT</b>
<b>Mr. Carey</b>	<b>X</b>	
<b>Ms. Cusick</b>	<b>X</b>	
<b>Ms. Green</b>	<b>X</b>	
<b>Mr. Garbasz</b>	<b>X</b>	
<b>Mr. Haas</b>	<b>X</b>	
<b>Mr. Strollo</b>	<b>X</b>	
<b>Mr. Daul, Alt. II</b>	<b>X</b>	
<b>Councilman Verdone</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 Attorney</b>	<b>X</b>	
<b>Mr. Hals, Board Engineer</b>	<b>X</b>	
<b>Ms. Lupo, Admin. Secretary</b>	<b>X</b>	

**APPROVAL OF MINUTES**

A motion to approve the minutes of 04/16/19 was made by **Ms. Cusick**, seconded by **Mr. Carey**

All eligible members voted in favor. **Carried.**

**CORRESPONDENCE** - None

**COMMENTS OF BOARD MEMBERS** - None

**COMMENTS FROM THE PUBLIC**

**Mr. Bragg** of Ramsey, N.J. commented on the status of the 83 Grant Street and the Wawa.

**ORDINANCES** - None

**WAIVER APPLICATIONS**

**Applicant:** Keri Cooper Holistic Therapy, LLC

**Location:** 47 N. Franklin Turnpike

**Leased Area:** 550 sq. ft.

**Proposed Business:** Psychotherapist

The office will be open 5 days a week, Monday through Friday, 9:00 AM to 9:00 PM. The number of employees is 1 F/T and the number of parking spaces is 3.

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**Applicant:** The Gifted Child Society, LLC

**Location:** 70 Hilltop Road

**Leased Area:** 1,610 sq. ft.

**Proposed Business:** 501(c)(3) nonprofit provides enrichment programs for gifted Children in NJ

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

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**Applicant:** Sweetpea Lashes, LLC

**Location:** 246 North Franklin Turnpike

**Leased Area:** 661 sq. ft.

**Proposed Business:** Eyelash Extensions

The business will be open 7 days a week, Monday through Friday 10:00 AM to 7:00 PM. The number of employees is 1 F/T and the number of parking spaces is 4.

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**Applicant:** Bergen Psychotherapy and Neuropsychology, Inc.

**Location:** 17 South Franklin Turnpike

**Leased Area:** 150 sq. ft.

**Proposed Business:** Therapy (Psychologist)

The office will be open 5 days a week, Monday through Friday, 9:00 AM to 8:15 PM. The number of employees is 1 F/T and the number of parking spaces is 10.

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**Applicant:** Happy Table Inc.

**Location:** 30 East Main Street

**Leased Area:** 900 sq. ft.

**Proposed Business:** Salad & Smoothie

The business will be open 7 days a week, Monday through Sunday, 10:00 AM to 9:00 PM. The number of employees is 2 F/T and the number of parking spaces is 10.

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**Applicant:** The Office Zone Inc.  
**Location:** 145 N. Franklin Turnpike  
**Leased Area:** 182 sq. ft.  
**Proposed Business:** General 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 1.

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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. Garbasz**.

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

**NAYES:**  
**ABSTAIN:**  
**ABSENT:**

\*Ms. Cusick recused from The Office Zone

**Applicant:** S&K Distribution LLC d/b/a New Castle Building Supply  
**Location:** 575 Island Road  
**Leased Area:** 60,000 sq. ft.  
**Proposed Business:** Building supply distribution  
The business will be open 6 days a week, Monday through Saturday, 6:00 AM to 6:00 PM. The number of employees is 15 F/T and the number of parking spaces is 100.

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A motion to approve the waivers, subject to the conditions below, was made by **Mr. Carey**, seconded by **Mr. Garbasz**.

**Conditions of Approval:**

- 1. Approval by the Construction Official**
- 2. Removal of Recon Construction Equipment and Vehicles**
- 3. Installation of a Fence**
- 4. One User Facility**

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

**NAYES:**  
**ABSTAIN:**  
**ABSENT:**

**Ramsey Board of Education Office Relocation Presentation – Continuation**

Those present included:  
Mr. Brent Pohlman – Attorney  
Dr. Murphy – Superintendent of Schools  
Mr. Bohacik – Supervisor of Buildings and Grounds  
Mr. Messineo – Architect  
Mr. Helb – Engineer

**Mr. Brent Pohlman**, Esq. of Methfessel and Werbel appeared on behalf of the Ramsey Board of Education. **Mr. Pohlman** responded to correspondence received from Messineo Law, LLC. **Mr. Rabolli** of Messineo Law, LLC commented. **Mr. Whitaker** provided his overview. **Mr. Whitaker** said that Municipal Land Use Law 40:55D-31. Review of Capital Projects states that the Planning Board shall review and issue findings concerning any long-range facilities plan submitted to the board pursuant to the “Educational Facilities Construction and Financing Act.” **Mr. Whitaker** said that he believes that the type of facility that is being proposed by the Board of Education falls within the jurisdiction of 40:55D-31 including the school bus parking and maintenance building. **Mr. Whitaker** said that under the “Educational Facilities Construction and Financing Act” the State Department of Education will review the recommendations made by the Planning Board and can overrule it. The Planning Board is not an approving authority in this instance.

#### **TESTIMONY OF SUPERINTENDENT OF SCHOOLS - DR. MATTHEW MURPHY**

**Dr. Murphy** was sworn in. **Dr. Murphy** said that he had the opportunity listen to the audio of the last hearing. **Dr. Murphy** said that he was disappointed in the tone and comments from his team. **Dr. Murphy** said that behavior was not acceptable and apologized to the Board. **Chairman Iorio** acknowledged the apology. **Dr. Murphy** said that the drop-off and pick-up at the High School on both Prospect Street and Main Street makes him very nervous due to safety considerations. **Dr. Murphy** said that two years ago a student was hit and luckily is ok. **Dr. Murphy** said that the facilities committee researched with the help of the architect ways to improve the drop-off and pick-up. One conclusion was that a much safer and broader “loop” is needed for parents to enter the site for drop-off and/or pick-up. **Dr. Murphy** said that the “loop” would be where the Board office is now located and extend around where the tennis courts are currently located. **Dr. Murphy** said that they are landlocked with the High School. **Dr. Murphy** said that they looked to move the tennis courts and have approached various people, but that didn’t work out. **Dr. Murphy** said that they were left with relocating the Board office, the maintenance garage, and the parking spaces for the trucks and buses. This was the best option and the reason why they made the move. **Dr. Murphy** said that the intention of this move is for the safety of the high school. **Dr. Murphy** described the proposed administration building. **Dr. Murphy** said that the top floor will be the administration offices and the bottom floor is going to be used for some staff development, group meetings or potentially working with the town. The existing house will be replaced with a maintenance garage. **Dr. Murphy** said that there will be no bus maintenance performed in that building. There will be no lifts inside and all repairs will be done off premises. **Dr. Murphy** apologized for the conflicting testimony that was given at the last hearing.

#### **QUESTIONS FROM THE BOARD**

**Mr. Carey** asked **Dr. Murphy** if the auto shop will remain at the high school. **Dr. Murphy** said yes. **Chairman Iorio** asked **Dr. Murphy** if they intend to change the entrance and exit to the site. **Dr. Murphy** said that they don’t intend to change the turns into or out of the site. It will be a right turn in and a right turn exit. **Mayor Dillon** asked **Dr. Murphy** if the Board of Ed will stipulate and agree to a right turn in and a right turn exit. **Dr. Murphy** said yes.

#### **QUESTIONS FROM THE PUBLIC**

**Mr. Braggin** of Ramsey, N.J. said that he attended the recent Board of Education meeting and made a suggestion to relocate the buses and maintenance garage to Smith School. **Mr. Braggin** also suggested more landscaping to be added to the proposed administration building. **Mr. Pikaard** of 38 Christopher Street asked **Dr. Murphy** if they looked at the public recycling location. **Dr. Murphy** said no.

**TESTIMONY OF GREGORY M. BOHACIK**

**Mr. Bohacik** of 266 E. Main Street, Ramsey, N.J. was sworn in. **Mr. Bohacik** said that he's the supervisor of buildings and grounds and has been employed by Board of Education for thirty-two years. **Mr. Bohacik** said that he supervises about thirty-eight employees consisting of custodians, bus drivers, plumbers and electricians. **Mr. Bohacik** said that the district currently owns and operates ten buses. Nine are twenty-nine passenger buses and one is a fifty-four passenger bus. They are used to take students to and from school. They can also be used in sporting events. They are not used for non-public school transportation. **Mr. Bohacik** described the current fleet maintenance operations. **Mr. Bohacik** said that they check fluids, replace windshield wipers, change light bulbs, etc. They perform light maintenance and repair. **Mr. Bohacik** said they don't have a mechanic on staff to do large engine repair or heavy mechanical work. **Mr. Bohacik** said that they store windshield washer fluid, antifreeze, power steering fluid, fuses, light bulbs and small additional parts at the maintenance facility. **Mr. Bohacik** said that the Board owns five push lawnmowers, tractors, backhoe, pickup and utility trucks. **Mr. Bohacik** said that they would be doing the same scope of work at the proposed new facility. **Mr. Bohacik** described the storage inside the proposed building. **Mr. Bohacik** said that they will be storing some of the vehicles, tractors, lawnmowers, and all other equipment that would fit inside the building. **Mr. Bohacik** said that inside the building they will be washing the vehicles and buses and doing minor repair and maintenance. **Mr. Pohlman** presented Exhibit BOE-3. **Mr. Bohacik** described the equipment to be stored in the proposed outside enclosed storage area located to the rear of the parking area. **Mr. Bohacik** said that they will be storing seven plows and a leaf vacuum. **Mr. Bohacik** described the bus operations. **Mr. Bohacik** said that all vehicles and buses will be sent out for any service and repair. **Chairman Iorio** asked **Mr. Bohacik** how many employees will be working at the garage and Board office. **Mr. Bohacik** said that there are nine employees at the garage and **Dr. Murphy** replied that there are thirteen at the Board office. **Chairman Iorio** asked **Mr. Bohacik** if there are any intentions to increase the number of buses or equipment that the Board owns. **Mr. Bohacik** said not to his knowledge. **Mr. Whitaker** asked **Mr. Bohacik** if all auto repairs that were previously described will be done inside the building. **Mr. Bohacik** said yes. **Mr. Whitaker** asked **Mr. Bohacik** if there will be any tire changes. **Mr. Bohacik** said that tire rotation will be sent out, but if a bus has a flat they will fix it.

**QUESTIONS FROM THE PUBLIC**

**Lisa Kundriat** of 41D Franklin Turnpike asked **Mr. Bohacik** what is the bus departure time during the week. **Mr. Bohacik** said that they generally go out around 7:30 am. **Ms. Kundriat** asked **Mr. Bohacik** how many buses go to each school. **Dr. Murphy** replied that four out of the five buses are for special education in district and for out of district. **Dr. Murphy** said possibly one bus per school. **David Epstein** of 175 Arch Street asked **Mr. Bohacik** if there's an operational need to have the trucks and buses at the new facility. **Mr. Bohacik** said yes since the grounds department and bus drivers are based there.

**Janet Reid** of 119 Arch Street inquired about the bus routes. **Dr. Murphy** said that the routes are determined in August and vary year to year.

**Charles Rabolli** of 41 N. Franklin Turnpike asked **Mr. Bohacik** what the normal hours of operation are. **Mr. Bohacik** said 7:00 am to 4:00 pm Monday through Friday.

**Barry Pikaard** of 38 Christopher Street asked **Mr. Bohacik** how long do the buses idle in the winter. **Mr. Bohacik** said that it's generally three minutes. **Chairman Iorio** asked **Mr. Bohacik** what is typically done in the morning between the hours of 7:00 am to 8:00 am. **Mr. Bohacik** said that the employees would punch in and get their work orders. That could include getting a tractor or piece of lawn equipment and bring it to a certain school.

**Mr. Braggin** of Ramsey, N.J. asked **Mr. Bohacik** if this location the best location for the maintenance facility and buses to be parked. **Dr. Murphy** replied that they believe that this is the best solution.

#### **TESTIMONY OF THE FRANK MESSINEO**

**Mr. Messineo** of Solutions Architecture, 96 Pompton Avenue, Verona, N.J. was previously sworn in and deemed an expert in architecture. **Mr. Messineo** said that they will comply with the Shade Tree review letter. **Mr. Messineo** said that they have made every effort possible to comply with the comments of the Board at the last meeting. **Mr. Messineo** described those changes. **Mr. Messineo** said that they will be increasing the buffer by providing more trees. The proposed maintenance garage has been moved thirty feet away from the proposed new fence. A new six foot high PVC privacy fence will be installed along the side property line and along the entire rear. The berm will be expanded along the rear and more trees will be planted. The generator will be relocated to the side of the administration building. The dumpster will be enclosed with an eight foot high fence. The outside storage area was relocated to the rear parking area. **Mr. Messineo** said that the site has a total of twenty-three parking spaces not including any maintenance vehicles or buses. **Mr. Pohlman** presented BOE-4, Aerial Photo. **Mr. Messineo** said that the parking for the fifty-four passenger bus was relocated. **Mr. Messineo** said that they are continuing the sidewalk along the front of the property. **Mr. Hals** suggested that it be a concrete sidewalk. **Dr. Murphy** confirmed that they will replace and install the new section in concrete. **Mr. Messineo** said that the windows of the maintenance garage will be opaque. They made a one-way to enter the site and one-way to exit and they moved the handicap spaces.

#### **QUESTIONS FROM THE PUBLIC**

**David Epstein** of 175 Arch Street asked **Mr. Messineo** why is the large school bus parked at an angle. **Mr. Messineo** said that if it was straight it would encroach in the lane and they need to maintain the required minimum lane width and turning radius.

**Lisa Kundriat** of 41D Franklin Turnpike asked **Mr. Messineo** if a fence has to be installed as opposed to just planting trees and arborvitae. **Mr. Messineo** said that the fence would add additional screening to the vegetation. **Mr. Messineo** said that the white PVC fence will reflect sound away from the location and the vegetation will absorb the sound.

**Mr. Braggin** of Ramsey, N.J. asked **Mr. Messineo** to review the design specs for the proposed maintenance building. **Mr. Messineo** did so.

#### **TESTIMONY OF JAMES M. HELB**

**Mr. Helb** of 43 Graphite Drive, Woodland Park, N.J. was previously sworn in and deemed an expert in civil engineering. **Mr. Helb** described the proposed new location for the large bus and proposed landscaping. **Mr. Carey** asked **Mr. Helb** is there will be a maintenance plan for the trees. **Mr. Helb** said yes. **Mayor Dillon** asked **Mr. Helb** to describe how the large bus will enter the site. **Mr. Helb** did so. **Mayor Dillon** had concerns about the safety of the vehicles driving in the right lane as the bus maneuvers toward the center lane to make a safe turn into the site. **Mr. Garbasz** asked **Mr. Helb** if he prepared a turning template analysis for the bus entering the site. **Mr. Helb** said no. **Mayor Dillon** asked **Mr. Helb** if the curbcut can be increased. **Mr. Helb** said yes.

#### **COMMENTS FROM THE PUBLIC**

**David Epstein** of 175 Arch Street was sworn in. **Mr. Epstein** said he and his wife have been residents for 25 years and feels that he's being mistreated in this process. The School Board went through a long review process and didn't have to involve them, but there is a difference in what's legal and what's right. They should have involved them and all of the neighbors. **Mr. Epstein** said

that he and his wife have been in front of the Planning Board twice in their 25 years in Ramsey; once when the bank was built and the other when Eastwick College was built. They were terrific experiences. They were unhappy with the plans that were put together, but thanks to the Planning Board, they were involved with a process that improved both projects and worked well from them. They left feeling very good about it and the town. **Mr. Epstein** said he doesn't feel good about their town right now. This is not a good project. It's a great project for one use. The building is a great place for the Board of Education building. **Mr. Epstein** said that it's a terrible use for three projects. It doesn't fit. **Mr. Epstein** said that **Mr. Whitaker** had advised them that the Planning Board can't stop this project, but they don't have to approve this project. **Mr. Epstein** said that they have heard and seen that the other two uses can go many other places. **Mr. Epstein** asked the Board not to approve this plan.

**Lisa Kundriat** of 41D Franklin Turnpike was sworn in. **Ms. Kundriat** said that she lives directly adjacent to the property. **Ms. Kundriat** said that by demolishing the house and setting it back will open the area up making it more visible to see Franklin Turnpike. The tree that is going to be removed presently shades the front of their property. Noises and sounds from that property are funneled to the back courtyard of their property where all the bedrooms are located. **Ms. Kundriat** said that she doesn't think this is the appropriate location for this development.

**Mr. Braggin** of Ramsey, N.J. was sworn in. **Mr. Braggin** said that there are issues of safety and traffic. There was no traffic study done and none is proposed. **Mr. Braggin** said that nobody walks to school anymore and there is a pick-up and drop-off problem which led to a new building. The building for the administrative offices works but the additional uses of the property were done without the consideration of the effects on the adjoining neighbors. **Mr. Braggin** believes that this site is an inappropriate site for the additional uses. The Board of Education should go back and make an analysis of the excessive property at Smith School where they can properly park the buses and put up a shed. **Mr. Braggin** said that **Dr. Murphy** has stated that he wants to be a good neighbor, but doesn't think this is being a good neighbor. **Mr. Braggin** believes there are safety issues that will involve all of residents in Ramsey traversing Main Street and Franklin Turnpike. **Mr. Braggin** said that he believes that the Board of Education should look for an alternative solution. The site should be used primarily for offices with additional buffering.

**Janet Reid** of 119 Arch Street was sworn in. **Ms. Reid** said that the property is well suited for administrative offices but it's not a good fit for buses and a maintenance building.

**Dr. Murphy** said that he heard the comments from the Board and the community from the last hearing and they have made all the changes that were considered and agreed upon. **Dr. Murphy** said that he believes that this is right fit contrary to what people have said. This is not about the relocation of the Board office. **Dr. Murphy** said that they do want to be a good neighbor and will remove the big bus from the lot.

**Mr. Whitaker** reviewed the stipulations and recommendations as follows:

1. No left turn in or out. Right turn in or out only
2. All repair, maintenance and washing to done inside the building
3. Outdoor storage equipment consists of the plows and leaf vacuum
4. A 10 bus maximum-29 passenger buses
5. Buses and trucks will back in the parking spaces at the end of the day
6. Maintenance of the grounds will be in accordance with all Borough Ordinances
7. Recommendations made the Shade Tree Commission on May 6, 2019 will be complied with
8. Sidewalk across the full width of the property in concrete
9. Buffer will be increased as testified to

10. A PVC 6' foot fence will be installed along the side and across the entire rear to the south property line adjoining the bank property
11. The generator location as per Exhibit BOE-3
12. Dumpster location as per Exhibit BOE-3 including an 8 foot high fence
13. Opaque windows on maintenance building
14. All improvements will be installed to Borough standards
15. The berm will be extended to the southerly property line
16. The buffer will be maintained such that if the plantings die they will be replaced
17. Expand the radius of the entry north driveway
18. Attempt to be made for a planting easement of the bank property by the Board
19. All existing healthy trees in the buffer to remain except for the tree next to the existing house
20. One-way signage to be installed

A Roll Call to confirm that it is a permitted use and meets the goals of the Master Plan of Ramsey, subject to the above stipulations and recommendations was made by **Mr. Carey**, seconded by **Councilman Verdone**.

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

**NAYES:**

**ABSTAIN:**

**ABSENT:**

**Carried.**

**Committee Reports:**

Subdivision Committee: Nothing to report

Application Review Committee: **Next Meeting: May 16, 2019 @ 12:00 P.M.**

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

Motion was made by **Mr. Carey** seconded by **Mr. Garbasz** and was carried, to approve the 05/07/19 **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**

**Mr. Whitaker** stated that the hearing for Maywoods Grove Two, LLC will be carried until June 18, 2019 at 7:30 pm. New notices will be sent out.

**NEW BUSINESS** - None

**ADJOURNMENT**

A motion was made by **Ms. Cusick** seconded by **Mr. Garbasz** to adjourn the regular meeting at 11:30 P.M.