

RAMSEY PLANNING BOARD
MINUTES OF MEETING HELD ON JUNE 6, 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.

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

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

APPROVAL OF MINUTES

A motion to approve the minutes of 05/02/23 was made by Mr. Carey, seconded by Councilwoman Cusick. All eligible member voted in favor. **Carried.**

CORRESPONDENCE - None

WAIVER APPLICATIONS

Applicant: Ramsey Wine & Liquor, Inc.

Location: 47 W. Main Street

Leased Area: 4,800 sq. ft.

Proposed Business: Retail wine, liquor, beer and package liquor store

The business will be open 7 days a week, Monday through Saturday 9:00 AM to 10:00 PM and Sunday 10:00 AM to 8:00 PM. The number of employees is 5 F/T and the number of parking spaces is 24.

Applicant: Erjon Hyska

Location: 475 North Franklin Turnpike

Leased Area: 1,400 sq. ft.

Proposed Business: Pizza and restaurant

The business will be open 7 days a week, Monday through Sunday 11:00 AM to 10:00 PM. The number of employees is 3 F/T and 3 P/T and the number of parking spaces is 11.

Applicant: JC Heart LLC

Location: 400 Lake Street, Suite 400A

Leased Area: 846 sq. ft.

Proposed Business: 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 2 F/T the number of parking spaces is 5.

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 Mayor Dillon.

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

NAYES:

ABSTAIN:

ABSENT: Mr. Verdone, Mr. Zabala

Carried.

PUBLIC COMMENTS - None

COMMENTS OF BOARD MEMBERS - None

ORDINANCES - None

PUBLIC HEARING

Evergreen Property Holdings, Inc. - Continuation
Block 4810, Lot 16; 18 N Spruce Street
Amended Site Plan/Variances

Summary:

The plan has been revised as follows:

- a. The number of parking spaces has been reduced from 19 spaces to 16 spaces.
- b. A new entry door to the building is proposed in place of the teller window under the drive-thru canopy.
- c. Bollards are proposed along the edge of the southerly drive aisle.
- d. The play area has been reconfigured and expanded towards the northerly side of the building. The play area is to be enclosed with a 6' high vinyl fence.
- e. The southeast (right rear) corner of the site is proposed to be a lawn area and is to be enclosed by the vinyl fence.
- f. The drive-thru driveway is to be removed and restored with landscaping from the street to the canopy.
- g. Parking space #8 has been rotated as suggested.

The following variances have been identified:

- a. Off street parking (Chapter 36-6.4 d.2)
Parking space not permitted within 10 feet of right-of-way 0.5' proposed spaces #1,15, 16
- b. Landscaped curbed islands (Chapter 36 - 6.4 e)
Islands required at ends of aisles None provided

Mr. James E. Jaworski, Esq. of Wells, Jaworski & Liebman, LLP, 12 Route 17 North, Paramus, N.J. appeared on behalf of the applicant.

Mr. Jaworski presented the following exhibits:

Exhibit A-8 Site Photos

Exhibit A-9 Site Plan last revised April 12, 2023

Exhibit A-10 Floor Plan Concept

Tibor Latincsis of Conklin Associates, Ramsey, N.J. was already sworn in and deemed and expert in civil engineering and planning. Mr. Latincsis said described the changes.

Mr. Whitaker asked Mr. Latincsis if the elimination of the drive-thru adds green space in the front and back. Mr. Latincsis replied yes. Mr. Whitaker asked Mr. Latincsis how many parking spaces are proposed. Mr. Latincsis said 16 are proposed. Mr. Whitaker asked Mr. Latincsis if the parking requirement for the dentist is 9 spaces and the daycare requires 10 spaces and to confirm that there's vacant space on the 2nd floor. Mr. Latincsis replied yes. Mr. Whitaker asked Mr. Latincsis if the vacant space on the 2nd floor can be accommodated with the 16 proposed parking spaces. Mr. Latincsis said yes. Chairman Iorio asked Mr. Latincsis the distance between the bollards and the property line. Mr. Latincsis replied approximately 2 feet. Mr. Strollo asked Mr. Latincsis if the 2 proposed westerly bollards can be relocated as per Mr. Hals review #4. Mr. Latincsis said yes. Mr. Latincsis said that they will also move the proposed bollards along parking space #11 closer to the fence line to address Mr. Hals concern with #3 of his review. Mr. Jaworski said that they accept all the comments in Mr. Hals most recent review.

PUBLIC QUESTIONS - None

Jeannie Ong of Evergreen Kids Academy, 26 William Street, Closter, N.J. was already sworn in. Ms. Ong described the drop-off and pick-up procedures. Chairman Iorio has a concern regarding the pick-up procedure and possible cars lined up on Spruce Street. Ms. Ong said that they will be working with parents and if needed will add an additional teacher.

PUBLIC QUESTIONS - None

PUBLIC COMMENTS - None

A motion to approve the applications subject to the conditions specified by Mr. Whitaker was made by Mr. Carey, seconded by Mr. Palumbo.

Roll Call:	AYES:	Mr. Carey, Councilwoman Cusick, Mr. Garbasz, Mr. Grissoni, Mr. Palumbo, Mr. Strollo, Mayor Dillon
	NAYES:	Chairman Iorio
	ABSTAIN:	
	ABSENT:	Mr. Verdone, Mr. Zabala

Carried.

Chick-fil-A-Block 4705, Lot 6; 726 State Highway 17
Amended Site Plan/Variance - Continuation

Summary:

The applicant is seeking Amended Site Plan approval with variances to modify the drive-thru lanes for the existing quick-service restaurant.

The applicant is proposing the following improvements to the site:

- a. Widening of the drive-thru pick-up lane to two lanes along the north side of the building.
- b. Replacement of the pick-up window at the drive-thru lane with an access door.
- c. Installation of a new access door to the drive-thru lane.
- d. Relocation of a light pole.

The following variance are required:

- a. Parking areas (drive aisle) in side yard (Chapter 34-29.4c)
Required 5 feet
Proposed 0.6 feet from left/north property line
- b. Minimum open landscaped area (Chapter 34-29.4g)
Minimum area on the site shall be 30%
Previously approved 27.73%
Proposed 26.1%

Stephen F. Hehl of Javerbaum Wurgaft, 370 Chestnut Street, Union, N.J. appeared on behalf of the applicant.

Mr. Hehl presented the following exhibits:

- | | |
|-------------|---|
| Exhibit A-5 | Amended Site Plan last revised 08/12/22 |
| Exhibit A-6 | Amended Site Plan last revised 03/03/23 |
| Exhibit A-7 | Proposed Stacking last revised 05/05/22 |

Matthew Landro of Boher Engineering was sworn in and deemed a professional in civil engineering. Mr. Landro described the existing and proposed conditions.

BOARD QUESTIONS

Chairman Iorio asked Mr. Landro to review the variance request for the side yard. Mr. Landro did so. Chairman Iorio had a concern with the six inch buffer. Chairman Iorio asked Mr. Hehl if there will be a witness to testify about the traffic flow. Mr. Hehl replied yes. Chairman Iorio asked Mr. Landro the number of stacking cars. Mr. Landro replied that 32 cars stacking exists today. Mr. Landro described the purpose of the by-pass lane. Chairman Iorio has a concern regarding the proposed by-pass lane. Chairman Iorio referenced Mr. Hals review letter dated May 31, 2023 regarding relocated a light pole. Mr. Landro said that would be a minor relocation and the don't expect any changes to the lighting illumination. Mr. Intindola asked Mr. Landro if the proposed "Tormax" door needing a landing. Mr. Landro replied that there's approximately one foot between where the door opening is and where the drive-thru pick-up lane begins. Mr. Landro continued that the "Tormax" door is now what they would normally propose if this was a new Chick-fil-A building from the beginning. Mr. Whitaker asked Mr. Landro if the window is being eliminated. Mr. Landro said yes. Mr. Whitaker read Ordinance 34-29.1.g. where it says that a drive-thru has to have a window not a door. Mayor Dillon asked Mr. Whitaker if that proposes another variance. Mr. Whitaker replied that if the Board determines that what they're proposing doesn't fit within the perimeters of that definition, the application will go back to the Zoning Board.

PUBLIC QUESTIONS - None

Ray Cowan was previous sworn in. Mr. Cowan described employee safety and the functionality of customers using the proposed by-pass lane. Mr. Carey asked Mr. Cowan to describe the process of a mobile order and Uber Eats/DoorDash order. Mr. Cowan did so. Chairman Iorio asked Mr. Cowan if employees will be parking on site. Mr. Cowan said yes. Chairman Iorio asked Mr. Cowan how many employees park on site. Mr. Cowan said approximately 10-12 employees park in the lot. Councilwoman Cusick asked Mr. Cowan what is the percentage of customers on a daily basis are drive-thru vs. dine in. Mr. Cowan said it can go anywhere to 50-60% of the customers choosing the drive-thru. Chairman Iorio had a concern with the unsupervised in and out of the by-pass lane. Mr. Cowan addressed how leadership functions and how they will be working directly with other team members and guests. Chairman Iorio commented that there's no area between the two lanes and if there's an issue, you would have an employee standing in the middle of traffic to deal with that issue. They are unable to go around to the other side because there's only six inches. The only viable place to go is the pick-up lane to deal with the issue. Mayor Dillon asked Mr. Cowan if orders will be fulfilled in the by-pass lane. Mr. Cowen said that's not the intent. Mayor Dillon asked Mr. Cowan how will he prevent the by-pass lane from becoming the defacto fulfillment lane. Mr. Cowan said that they are coaching their staff that the lane is not a fulfillment lane. Mayor Dillon has a concern with function of the by-pass lane becoming a defacto double lane without having a physical barrier to separate the lanes. Mr. Intindola asked Mr. Cowan what is the common peak hour transaction rate. Mr. Cowan didn't provide an answer. Chairwoman Cusick requested updated traffic counts since there's a different shift in the way people are coming to the restaurant. Chairman Iorio asked Mr. Hehl if someone else will be available to testify regarding the use of the proposed door/window. Mr. Hehl said yes.

PUBIC QUESTIONS - None

Mr. Whitaker said the hearing will be carried to July 18, 2023 at 7:30 pm. No new notices are required.

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 - None

NEW BUSINESS - None

OLD BUSINESS - None

ADJOURNMENT

A motion was made by Mr. Carey, seconded by Mr. Palumbo to adjourn the regular meeting at 10:05 P.M.