

**RAMSEY PLANNING BOARD**  
**MINUTES OF REGULAR MEETING HELD ON JUNE 16, 2020**

**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 Zoom.

**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>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 Atty.</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 May 19, 2020 was made by **Ms. Cusick**, seconded by **Mayor Dillon**. All eligible members voted in favor. **Carried.**

**COORESPONDENCE**

Email date 06/11/2020 from Larry Hitlin regarding Mayor Dillon’s response to his email. A motion to file and receive the correspondence was made by **Mr. Carey**, seconded by **Mr. Garbasz**.

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

**Carried.**

**WAIVER APPLICATIONS**

**Applicant:**                   **Crossroads Center of NJ LLC**  
**Location:**                 **500 Lake Street**  
**Leased Area:**             **1,046 sq. ft.**  
**Proposed Business:**     **Wellness Center**

The office will be open 5 days a week, Monday through Friday 9:00 AM to 5:00 PM. The number of employees is 1 F/T and the number of parking spaces is 6.

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**Applicant:**                   **Starfuels Inc.**  
**Location:**                 **6 Arrow Road**  
**Leased Area:**             **1,366 sq. ft.**  
**Proposed Business:**     **Commodity Brokerage Office**

The office will be open 5 days a week, Monday through Friday 7:00 AM to 6:00 PM. The number of employees is 5 F/T and the number of parking spaces is 7.

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. Strollo**.

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

**Carried.**

**Chairman Iorio** asked for a motion to proceed out of order on the agenda. A motion was made by **Ms. Cusick**, seconded by **Mr. Haas**.

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

**Carried.**

PUBLIC COMMENTS - None

COMMENTS OF BOARD MEMBERS - None

OUTDOOR DINING IN ACCORDANCE WITH EXECUTIVE ORDER #150

**Applicant:** Ramsey Pancake House LLC

**Location:** 475 Route 17 South

Mr. Abdelhady was sworn in. Mr. Abdelhady said that they are proposing to close the middle parking lot on both sides. Mr. Abdelhady said that they are proposing eight, 46”x30” tables, which will be placed six feet apart. The guests will still have access to travel the one-way around the building. Mr. Abdelhady said that they will be using cinder blocks and 4’x4’ pieces of wood to close off the parking lot. Chairman Iorio commented that other businesses have proposed water barriers and asked Mr. Abdelhady if he’s willing to use them. Mr. Abdelhady said yes.

BOARD QUESTIONS - None

PUBLIC QUESTIONS - None

A motion to permit outdoor dining for the Applicant’s restaurant was made by Mr. Carey, seconded by Mayor Dillon.

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

**NAYES:**

**ABSTAIN:**

**ABSENT:** Ms. Green

Carried.

**Applicant:** Pietro’s Restaurant

**Location:** 46 West Main Street

Corine Perrone was sworn in. Ms. Perrone said that they are proposing to expand the outdoor dining into the area where their employees currently park. Ms. Perrone said they will be placing five planter barriers alongside the tables and will be having their employees’ park directly behind the planters.

BOARD QUESTIONS

Mayor Dillon asked Ms. Perrone what will be inside the planters. Ms. Perrone said that they will be filled first with sand bags, then dirt and small shrubs and flowers.

PUBLIC QUESTIONS - None

A motion to permit outdoor dining for the Applicant’s restaurant was made by Mr. Carey, seconded by Mr. Strollo.

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

**NAYES:**

**ABSTAIN:**  
**ABSENT:** Ms. Green

**Carried.**

**Applicant:** Sal’s Pizza Corner  
**Location:** 71 West Main Street

**Joseph Altadonna** was sworn in. **Mr. Altadonna** said that they are proposing outdoor dining in the parking lot and two tables along the sidewalk that’s adjacent to the front of the store. **Mr. Altadonna** said they are proposing four tables, nine feet long with an umbrella, which will be spaced six feet apart. **Mr. Altadonna** said that they will be proposing a slab of wood two feet tall and thirty-six inches in diameter in front of each table with a planter on top filled with dirt or sand and flowers.

**BOARD QUESTIONS**

**Chairman Iorio** asked **Mr. Altadonna** to clarify where the tables will be located in the parking lot. **Mr. Altadonna** did so.

**PUBLIC QUESTIONS** - None

A motion to permit outdoor dining for the Applicant’s restaurant was made by **Mr. Carey**, seconded by **Mr. Haas**.

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

**NAYES:**  
**ABSTAIN:**  
**ABSENT:** Ms. Green

**Carried.**

**Applicant:** Morano’s Gourmet Market  
**Location:** 1 East Main Street

**Janice Morano** was sworn in. **Ms. Morano** said that they are proposing to use two parking spaces in the back of the building to add additional tables. **Ms. Morano** said that they already have approvals for four tables along the building. **Ms. Morano** said that they will have planters filled with cement, dirt and shrubbery. **Ms. Morano** said that they plan on parking a delivery van on one side of the tables and another one on the other side which will not be used during the day for added protection.

**BOARD QUESTIONS**

**Chairman Iorio** asked **Ms. Morano** if they will be using any handicap spaces. **Ms. Morano** said no. **Ms. Morano** said that all the handicap spaces are available to use.

**PUBLIC QUESTIONS** - None

A motion to permit outdoor dining for the Applicant’s restaurant was made by **Mr. Carey**, seconded by **Mayor Dillon**.

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

**NAYES:**  
**ABSTAIN:**  
**ABSENT:** Ms. Green

**Carried.**

**Applicant:** Favale’s Trattoria  
**Location:** 31 West Main Street

**Austin Favale** was sworn in. **Mr. Favale** said that at the last meeting they were proposing to utilize the municipal parking lot. **Mr. Favale** said that his insurance carrier had an issue with him serving offsite and was going to charge him an additional premium. **Mr. Favale** said that he was able to work out a proposal with his landlord to use a few parking spaces closest to Brady’s. **Mr. Favale** said that he will be parking his box truck on one side for protection and will have planters filled with cement, dirt and flowers.

**BOARD QUESTIONS**

**Chairman Iorio** asked **Mr. Hals** if he has any objections to the planter barriers being proposed. **Mr. Hals** said no. **Mayor Dillon** asked **Mr. Favale** if he’s proposing the same seating arrangements as previously proposed. **Mr. Favale** said yes.

**PUBLIC QUESTIONS** - None

A motion to permit outdoor dining for the Applicant’s restaurant was made by **Mr. Carey**, seconded by **Ms. Cusick**.

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

**NAYES:**  
**ABSTAIN:**  
**ABSENT:** Ms. Green

**Carried.**

**ORDINANCES** - None

**PUBLIC HEARING** - None

**Committee Reports:**

- Subdivision Committee: Nothing to report
- Application Review Committee: **TBD**
- Finance Committee: Vouchers/Performance Bonds/Letter of Credit:  
Motion was made by **Mayor Dillon** seconded by **Ms. Cusick** and was carried to approve the 06/16/20 **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**

**OUTDOOR DINING IN ACCORDANCE WITH EXECUTIVE ORDER #150**

A motion to waive the reading of the resolutions was made by **Mayor Dillon** seconded by **Mr. Haas**. All in favor. **Carried**.

A motion to approve Main Plaza Associates resolution as drawn was made by **Mr. Carey** seconded by **Mayor Dillon**.

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

**Carried.**

A motion to approve Ramsey Tap Room and Grill resolution as drawn was made by **Mayor Dillon**, seconded by **Mr. Haas**.

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

**Carried.**

A motion to approve, Anthony's Coal Fired Pizza, Tawara Japanese Restaurant, Shannon Rose Restaurant, Houlihan's Restaurant, Brady's at the Station Restaurant, and Bici Restaurant was made by **Mr. Carey**, seconded by **Mr. Strollo**.

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

**Carried.**

**OLD BUSINESS**

**Chairman Iorio** announced that the Frezza Application has been carried to July 21, 2020. No new notices are required.

**NEW BUSINESS** - None

**ADJOURNMENT**

A motion was made by **Ms. Cusick**, seconded by **Mayor Dillon** to adjourn the regular meeting at 8:15 P.M.