

**RAMSEY PLANNING BOARD**  
**MINUTES OF MEETING HELD ON JUNE 18, 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. Vince, Acting 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 06/04/19 was made by **Ms. Cusick** seconded by **Ms. Green**. All eligible members voted in favor. **Carried.**

**CORRESPONDENCE** - None

**COMMENTS OF BOARD MEMBERS** - None

**COMMENTS FROM THE PUBLIC**

**Mr. Braggin** of Ramsey, N.J. commented about the status of the 83 Grant Street, Wawa, Master Plan Committee Meeting and Planning Board procedures.

**ORDINANCES** - None

**WAIVER APPLICATIONS**

**Applicant:** Summit Psychotherapy and Wellness Center LLC

**Location:** 6 East Main Street

**Leased Area:** 602 sq. ft.

**Proposed Business:** Psychotherapy Licensed Psychologist

The office will be open 6 days a week, Monday through Saturday 9:00 AM to 5:00 PM by appointment only. The number of employees is 2 P/T and the number of parking spaces is 1.

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**Applicant:** Aldi

**Location:** 1300 Route 17 North

**Leased Area:** 20,714 sq. ft.

**Proposed Business:** Supermarket

The business will be open 7 days a week, Monday through Saturday 9:00 AM to 9:00 PM and Sunday 9:00 AM to 8:00 PM. The number of employees is 10 P/T and 4 P/T and the number of parking spaces is 104.

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**Applicant:** Paul Rostkowski

**Location:** 4 Arrowhead Court

**Proposed Pavillion - 456 sq. ft.**

Subject to the following conditions:

1. The maximum permitted height of an accessory structure is 16'
2. Shed is to be removed
3. Installation of an underground seepage system to control the stormwater runoff from the roof of the pavilion.

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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 **Ms. Green**.

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

**NAYES:**

**ABSTAIN:**

**ABSENT: Mr. Haas, Mr. Daul, Mayor Dillon**

**Carried.**

**\*Ms. Cusick** recused from Paul Rostkowski.



**BOARD QUESTIONS**

**Chairman Iorio** asked **Mr. Latincsics** with respect to Crew Engineers report dated 05/07/19 if the various changes that they requested be made to the plan. **Mr. Latincsics** said that they will comply. **Chairman Iorio** asked **Mr. Latincsics** with respect to Dave Hals report dated 03/18/19 if comments #11 through #15 will be complied with. **Mr. Latincsics** said yes. **Chairman Iorio** asked **Mr. Latincsics** if the existing basketball court and fence encroachment will remain as is. **Mr. Latincsics** said yes. **Chairman Iorio** asked **Mr. Latincsics** if the back lot will remain as is once the “bunker” has been removed. **Mr. Latincsics** said yes. **Chairman Iorio** asked **Mr. Jaworski** if the applicant is willing to stipulate in a deed restriction that the back lot will not be subdivided. **Mr. Jaworski** said yes. **Mr. Carey** asked **Mr. Latincsics** to review the tree removal. **Mr. Latincsics** did so.

**PUBLIC QUESTIONS**

**Joan Mettler** of 229 Grove Street asked **Mr. Latincsics** to describe the size of the homes to be built. **Mr. Latincsics** did so. **Ms. Mettler** asked **Mr. Latincsics** what is the distance between the two homes. **Mr. Latincsics** said its fifty-one feet. **Mr. Braggin** of Ramsey, N.J. asked **Mr. Latincsics** what will happen to the former AT&T structure on the back lot. **Mr. Latincsics** said that will be demolished. **Mr. Braggin** asked **Mr. Latincsics** if AT&T still maintains the easement running through the northern part of the back lot. **Mr. Latincsics** said yes. **Mr. Braggin** asked **Mr. Latincsics** if there is an oil filled cable running through that back lot easement. **Mr. Latincsics** said he has not investigated that. **Mr. Braggin** asked **Mr. Latincsics** if the proposed homes will have full height basements. **Mr. Latincsics** said that is up to the owner.

**PUBLIC COMMENTS**

**Mr. Braggin** of Ramsey, N.J. was sworn in. **Mr. Braggin** recommended that prior to any approvals an investigation be made with AT&T to ascertain whether or not they would permit or require the oil filled cable to be removed from the property.

**Joan Mettler** of 229 Grove Street was sworn in. **Ms. Mettler** has a concern with the proposed homes. She feels that the proposed homes being twenty-eight feet apart will not be similar to the other homes on Grove Street.

**TESTIMONY OF ANDREW SIEMSEN**

**Mr. Siemsen** of 12 May Court was sworn in. **Mr. Siemsen** said that from his understanding through his contacts from AT&T the cable is not oil filled and that they are copper filled. **Mr. Siemsen** said that the bunker is a repeater hut that transmitted calls to another repeater hut. **Mr. Siemsen** said that through his due diligence with the original purchase he was told by AT&T that the door inside the bunker was filled with gravel before it was welded shut. **Chairman Iorio** asked **Mr. Siemsen** if AT&T had any concerns or reservations of the bunker being demolished at the time of the purchase. **Mr. Siemsen** said no.

**Mr. Braggin** said that in the last hearing for the cell tower this cable was described as an oil filled cable. **Mr. Braggin** said that he believes it would be a benefit to the town to investigate with AT&T if it is an oil filled cable that poses a future problem from leakage.

**Mr. Whitaker** asked **Mr. Siemsen** that during his due diligence if he received any reports when he first acquired the back lot. **Mr. Siemsen** said that he did a Phase I report after he originally purchased the back lot. **Mr. Whitaker** asked **Mr. Siemsen** if the Phase I report is still available.

**Mr. Siemsen** said yes. **Mr. Whitaker** suggested that he draft a resolution for the July 2<sup>nd</sup> meeting pending receipt and review of the Phase I report by the Board and Board Engineer.

**Committee Reports:**

Subdivision Committee: Nothing to report

Application Review Committee: **Next Meeting: June 27, 2019 @ 12:00 P.M.**

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

Motion was made by **Ms. Cusick** seconded by **Mr. Carey** and was carried, to approve the 06/18/19 **CONSENT RESOLUTION** recommending to the Mayor & Council payment of vouchers. All in favor. **Carried.**

Master Plan & Zoning Committee: **Mr. Carey** said that they moving forward with reviewing the Community Facilities element and when the inventory has been completed and reviewed internally another public sub-committee meeting will be scheduled.

Procedures Committee: Nothing to report

Capital Improvement & Public Lands: Nothing to report

**RESOLUTIONS**

Ramsey Investments, LLC  
Block 3702, Lot 4  
70 Hilltop Road

A motion to waive the reading of the resolution was made by **Ms. Cusick** seconded by **Ms. Green**. All in favor. **Carried.**

A motion to approve the resolution as drawn was made by **Mr. Carey** seconded by **Mr. Garbasz**.

**Roll Call:      AYES:              Mr. Carey, Ms. Cusick, Mr. Garbasz, Ms. Green, Mr. Stollo, Councilman Verdone, Chairman Iorio**

**NAYES:**

**ABSTAIN:**

**ABSENT:      Mr. Haas, Mr. Daul, Mayor Dillon**

**Carried.**

**OLD BUSINESS** - None

**NEW BUSINESS** - None

**ADJOURNMENT**

A motion was made by **Ms. Cusick** seconded by **Mr. Carey** to adjourn the regular meeting at 9:20 P.M.