

RAMSEY PLANNING BOARD
MINUTES OF MEETING HELD ON JUNE 20, 2023

REGULAR MEETING

Mr. Carey called the regular meeting of the Ramsey Planning Board to order at or around 7:30 p.m.

PLEDGE OF ALLEGIANCE

Mr. Verdone 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	@8:21 pm	

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

APPROVAL OF MINUTES

A motion to approve the minutes of 06/06/23 was made by Mr. Garbasz, seconded by Councilwoman Cusick. All eligible member voted in favor. **Carried.**

CORRESPONDENCE - None

WAIVER APPLICATIONS

Applicant: Leaders Resource LLC
Location: 19 Spear Road, Suite 201
Leased Area: 486 sq. ft.
Proposed Business: Administration 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 1 F/T and the number of parking spaces is 1.

Applicant: Agioweb LLC
Location: 19 Spear Road, Suite 105
Leased Area: 694 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 and the number of parking spaces is 4.

A motion to approve the waivers, subject to the approval of the Construction Official, Board of Health and Fire Official, was made by Councilwoman Cusick, seconded by Mr. Garbasz.

Roll Call: AYES: Mr. Carey, Councilwoman Cusick, Mr. Garbasz, Mr. Grissoni, Mr. Palumbo, Mr. Verdone, Mr. Zabala,

NAYES:

ABSTAIN:

ABSENT: Mr. Strollo, Mayor Dillon, Chairman Iorio

Carried.

PUBLIC COMMENTS - None

COMMENTS OF BOARD MEMBERS - None

ORDINANCES - None

PUBLIC HEARING

14 Mechanic Real Estate LLC
Block 4902, Lot 10; 14 Mechanic Street
Site Plan

Mr. Whitaker said that the applicant had noticed properly, and the hearing could proceed.

Summary:

The applicant is proposing to remove the existing structures, site improvements and develop the site with four townhouse units. The new improvements will include the following:

- a. Four (4) townhouse units. Each unit will have a living area of 1,930 sf
- b. Each unit contains 3-bedrooms, a one car garage, driveway, and a front covered entry porch.
- c. The two westerly units have rear decks.

- d. The units are to be accessed from Mechanic Street by a 24' wide drive aisle located on the northerly side of the property.
- c. Two parking spaces are proposed in the rear of the site. Once space is an ADA space.
- d. Landscape improvements.

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-1 Proposed Floor Plans & Elevation dated June 9, 2023

Exhibit A-2 Site Scheme SS-1 dated June 9, 2023

Exhibit A-3 Soil Conversation-Landscape Plan SS-2 dated June May 18, 2023

Thomas V. Ashbahian, of Ramsey, N.J. was sworn in and deemed an expert in civil engineering. Mr. Ashbahian described the existing conditions. Mr. Ashbahian described the proposed four townhouse residential units. Mr. Ashbahian said that all the requirements for the development are met or exceeded. Mr. Ashbahian reviewed the soil movement. Mr. Ashbahian reviewed Mr. Hals' review letter dated June 9, 2023. Mr. Hals was sworn in. Mr. Hals said that all his comments in his report dated June 9, 2023 were addressed.

PUBLIC QUESTIONS

Tom Dooney of 35 Prospect Street asked Mr. Ashbahian to review the trees on the south side. Mr. Ashbahian did so. Mr. Dooney asked Mr. Ashbahian if there will be shrubbery planted along the south side. Mr. Ashbahian said no.

PUBLIC COMMENTS - None

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

Roll Call: AYES: Mr. Carey, Councilwoman Cusick, Mr. Garbasz, Mr. Grissoni, Mr. Palumbo, Mr. Verdone, Mr. Zabala,

NAYES:

ABSTAIN:

ABSENT: Mr. Stollo, Mayor Dillon, Chairman Iorio

Carried.

Chairman Iorio arrived at 8:21 pm.

Mr. Carey was recused.

Quality of Bergen LLC

Block 3804, Lot 1; 1355 Route 17 South

Amended Site Plan/Variances

Mr. Whitaker said that the applicant had noticed properly, and the hearing could proceed.

Summary:

The applicant is requesting submission waivers from the Site Plan Checklist for providing the following:

- a. A key map on the Site Plan
- b. Existing and proposed contours and spot elevation of the property and within 200' of

the site.

- c. Wooded areas.
- d. Location of trees 4' in diameter or greater

The application should be considered for completeness provided the Planning Board grants the requested checklist submission waivers.

The site was developed under the Site Plan approved by the Planning Board on March 21, 1978. The approved Site Plan provided 36 on-site parking spaces for the 6,825 sf new car sales/showroom building. The applicant is seeking Amended Site Plan approval to reconfigure the on-site parking spaces, install a monument sign, and add new landscaping.

The applicant is proposing to reconfigure the on-site parking area as follows:

- a. Add 5 parallel parking spaces along the front curblin in the front of the building.
- b. Add additional spaces north of the building.
- c. Widen the pavement area on the southerly side of the building to add parallel parking spaces on each side of the drive aisle.
- d. Remove the curbed island at the southeast corner of the building to increase the number of parking spaces directly in front of the building.

Existing landscaped areas are proposed to be removed to increase the on-site parking areas. The areas to be removed include:

- a. The existing curbed island at the southeast corner of the building.
- b. The proposed parking areas along the south side of the existing driveway.

The following variances are required.

- a. Minimum open landscaped area (Chapter 34-29.4.g.)
 - 30% minimum
 - 21% existing
 - 19.8% proposed
- b. Parking setback from building (Chapter 34-29.4.b.)
 - 10' minimum
 - 0' proposed
- c. Parking setback to property (Chapter 34-29.4.c.)
 - 5' minimum
 - 1' proposed (southerly parking spaces)
- d. Parking drive aisle width (Chapter 34-29.4.d.-Diagram A)
 - 12' minimum (parallel spaces)
 - 11' proposed (southerly drive aisle)
- e. Parking drive aisle width (Chapter 34-29.4.d.-Diagram A)
 - 24' minimum (90 degree parking)
 - 19' proposed (front drive aisle)
- f. Pylon sign setback to property line (Chapter 34-7.6.d.)
 - 10' minimum
 - 0' proposed
- g. Pylon sign area (Chapter 34-7.6.d.)
 - 40 sf minimum
 - 68 sf proposed

Mr. Robert A. Ferraro, Esq., of Bruno and Ferraro, 301 Route 17 North, Rutherford, N.J. appeared on behalf of the applicant.

Mr. Ferraro presented the following exhibits:

- Exhibit A-1 Site Plan dated 1978
- Exhibit A-2 Site Plan dated January 24, 2023

