

RAMSEY PLANNING BOARD
MINUTES OF REGULAR MEETING HELD ON JULY 7, 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.

MEMBERS	PRESENT	ABSENT
Mr. Carey	X	
Ms. Cusick	X	
Ms. Green		X
Mr. Garbasz	X	
Mr. Haas	X	
Mr. Strollo	X	
Councilman Verdone	X	
Mayor Dillon	X	
Chairman Iorio	X	

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 June 9, 2020 was made by **Mr. Carey**, seconded by **Ms. Cusick**. All eligible members voted in favor. **Carried**. A motion to approve the minutes of June 16, 2020 was made by **Councilman Verdone**, seconded by **Ms. Cusick**. All eligible members voted in favor. **Carried**.

COORESPONDENCE

Email date June 25, 2020 from Jennifer Crandall regarding the Ramsey Movie Theater. A motion to file and receive the correspondence 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.

Mayor Dillon said that the Mayor and Council held a Special Meeting on July 2, 2020 that approved a Resolution not to enforce the current Ordinance which does not allow drive-in movie theaters. Mayor Dillon said that a pop-up drive-in movie theater is now located at Smith School.

Chairman Iorio said that approvals for the Outdoor Dining in accordance with Executive Order #150 was in effect for 30 days. The Borough professionals have reviewed the previously approved restaurants where there were a few issues, but they have now been resolved. We have also received emails from each of the restaurants stating that they are aware of the Ordinance and the CDC guidelines and will abide by them.

A motion to carry the approval for another 30 days 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.

RESOLUTIONS

OUTDOOR DINING IN ACCORDANCE WITH EXECUTIVE ORDER #150

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

A motion to approve the resolution as drawn was made by **Mr. Strollo**, 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.

Site Plan Waiver

Ariel Reyna and Karine Frezza-Reyna is carried to July 21, 2020.

OUTDOOR DINING IN ACCORDANCE WITH EXECUTIVE ORDER #150

Applicant: Majestic Diner
Location: 1045 Route 17

Gerry Mihalitsianos was sworn in. **Mr. Mihalitsianos** said they proposing tables on the existing outdoor patio enclosure.

BOARD QUESTIONS

Mr. Carey inquired about the business hours.

PUBLIC QUESTIONS - None

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

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: Varka Restaurant
Location: 30 North Spruce Street

Stavros Angelakos was sworn in. **Mr. Angelakos** said that they are proposing to erect a canopy on the far side of the restaurant by Spruce Street. **Mr. Angelakos** said that they plan on having tables underneath the canopy closing the off on both sides with water barriers. **Mr. Angelakos** said that the tables will be six feet apart on all sides.

BOARD QUESTIONS

Chairman Iorio asked **Mr. Angelakos** if the canopy is permanent. **Mr. Angelakos** said yes. **Chairman Iorio** inquired about the ingress and egress on Carol Street and Spruce Street. **Chairman Iorio** recommended signage by the water barriers so patrons are aware that there’s no ingress or egress off of Spruce Street. **Mayor Dillon** suggested that **Mr. Angelakos** contact **Officer Canonico** for direction on relocating the handicap parking and for proper ingress and egress. **Ms. Cusick** asked **Mr. Angelakos** if the proposed tables are for four persons per table. **Mr. Agnelakos** said that they are proposing five tables for two people alongside the building and the rest will be set up as tables for four.

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.

SITE PLAN WAIVER - None

PUBLIC COMMENTS - None

COMMENTS OF BOARD MEMBERS

Mr. Carey thanked Mayor Dillon and Council Members for quickly acting and approving a Resolution to allow a pop-up drive-in movie theater.

ORDINANCES - None

PUBLIC HEARING

Big Tow's Inc.
Block 3607, Lot 8.01
35 Grant Street

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

Jay Atkins, Esq. of Atkins Tafuri, River Edge, N.J. appeared on behalf of the applicant. Mr. Atkins said that the applicant is proposing to add an addition to the existing building. Mr. Atkins presented the following exhibits:

- Exhibit A-1 Amended Site Plan Application dated June 8, 2020 with Checklist
- Exhibit A-2 Site Plans-last revised June 3, 2020
- Exhibit A-3 Aerial Photo
- Exhibit A-4 C-03 Site Plan Rendering last revised June 3, 2020
- Exhibit A-5 Survey dated May 11, 2019
- Exhibit A-6 Architectural Plans dated last revised April 28, 2020
- Exhibit A-7 Spray Booth
- Exhibit A-8 NJDEP Certification dated January 21, 2020

William R. Vogt of L2A Land Design, 60 Grand Avenue, Englewood, N.J. was sworn in and deemed an expert in civil engineering. Mr. Vogt described the existing and proposed site. Mr. Vogt shared the screen to describe the exhibits. Mr. Vogt said that the site has an irregular "L" shape with frontage along Grant Street to the east, Route 17 to the west, commercial properties to the north, and residential properties to the south. Mr. Vogt said the Masonicus Brook runs along the northern property line, flows underneath the site's driveway and then parallel to Route 17 along the western side. Mr. Vogt said that the existing site has a two story service garage with four bays. Mr. Vogt said that they are proposing a one-story addition, 50 x 78 feet, to the east of the existing service garage. Mr. Vogt said that the proposed addition will provide more room for the service of vehicles and will also have a self-contained spray booth within the building. Mr. Vogt said that the spray booth is fully compliant with NFPA, OSHA, EPA and NJ Building

Codes. **Mr. Vogt** said that they are proposing to decrease the widths of the ingress and egress driveways on Grant Street so that they are compliant to the conditional use in the Ramsey Code. **Mr. Vogt** said that the northern driveway will be fifteen feet wide and the southern driveway will be twenty-five feet wide. **Mr. Vogt** said the larger vehicles will enter and exit the site from the southern driveway. **Mr. Vogt** said that the back northerly area of the site will continue to store vehicles. **Mr. Vogt** said that behind that area toward the rear property line is the trash dumpster. **Mr. Vogt** said that they didn't propose an enclosure around the dumpster because currently there's an eight foot high chain-link fence with privacy slats that around the entire property and they would like to be able to move it depending upon the type of vehicle being stored. **Mr. Vogt** said that they are proposing to relocate the entry gates further back to provide better turning movements into the site. **Mr. Vogt** described the proposed landscaping. **Mr. Vogt** said that they increased the green space by approximately 5%. **Mr. Vogt** said that they are replacing the lighting to LED fixtures and are compliant with the Borough Ordinance. **Mr. Vogt** said that they are fully compliant with the building requirements and the conditional use of Public Garages or Service Stations under the Ramsey Code. **Mr. Vogt** said that the existing pylon sign is to remain. **Mr. Vogt** said they are proposing 42 parking spaces where 34 spaces are required including one loading zone space. **Mr. Vogt** said that he has reviewed the letters from the Board professionals and said that they will comply with all the comments. **Mr. Vogt** said that they met with the NJDEP a few months ago and the proposed improvements do not require a permit.

BOARD QUESTIONS

Chairman Iorio asked **Mr. Vogt** if he excluded the proposed parking spaces in the back northerly area of the site, is there sufficient room for the vehicle storage? **Mr. Vogt** said yes. **Chairman Iorio** asked **Mr. Vogt** about the roof drains on the proposed addition. **Mr. Vogt** said that the proposal is to tie the roof drains into the trench drainage system along the front of the building. **Chairman Iorio** asked **Mr. Vogt** if there is an existing trench drainage system. **Mr. Vogt** said yes. There are two existing catch basins and they are proposing trench drains along the southern side of the building. **Chairman Iorio** asked **Mr. Vogt** if the increase in water will create any issues. **Mr. Vogt** said that because they are proposing more green space on the site there's actually a reduction in runoff from the property. **Chairman Iorio** inquired about the proposed lighting. **Mr. Vogt** described the proposed lighting on Exhibit A-2, page CO-5. **Chairman Iorio** asked **Mr. Vogt** if they are in compliance with the Borough's Ordinance and that there's no light spillage onto neighboring properties. **Mr. Vogt** said yes. **Chairman Iorio** asked **Mr. Vogt** if they are not proposing to enclose the dumpster because they want the flexibility to move it. **Mr. Vogt** said yes. **Chairman Iorio** asked **Mr. Vogt** if he's aware of the Ramsey Ordinance for trash enclosures. **Mr. Vogt** said yes. **Mr. Vogt** said that since there's an eight foot high fence surrounding the property and that the dumpster is located adjacent to Route 17; he thought that would be acceptable. **Chairman Iorio** asked **Mr. Vogt** if the applicant would consider an enclosure. **Mr. Atkins** said that if that was needed for approval, the applicant would consider it. **Mr. Carey** had concerns about fluids leaking out vehicles while they are being stored. **Mr. Atkins** replied that if the Board were to deny the proposed building addition, the site use will continue as it has been for the past twenty-two years. There's no change in the use. **Mr. Atkins** said that he's not aware of any problems at the site. **Mr. Strollo** had a concern about the existing conduit. **Mr. Vogt** said that a structural culvert is underneath the driveway. **Mr. Vogt** said that it has been in operation for some time and does not look faulty. **Mr. Vogt** said that he's not a structural engineer, but doesn't seem concerned with what he saw. **Mr. Vogt** said he witnessed large vehicles going across it and it looked in stable condition. **Mr. Strollo** asked **Mr. Vogt** in his professional opinion if can he quantify the load that can pass over it. **Mr. Vogt** said

no. **Mr. Strollo** asked **Mr. Vogt** if the applicant would be willing to have a structural engineer inspect the structural culvert. **Mr. Atkins** replied that there hasn't been an issue in years. **Mr. Whitaker** said it could be checked by **Mr. Hals**. **Mr. Whitaker** said that the proposed addition does not prompt a new use. **Mr. Whitaker** said that the Board has the ability to make sure that whatever travels over that culvert is safe. **Mr. Whitaker** said that could be a condition of approval. **Mr. Atkins** agreed. **Chairman Iorio** asked **Mr. Vogt** to address the soil movement. **Mr. Vogt** said that they will be moving 387 cubic yards of soil movement which will require approximately 30 truckloads.

PUBLIC QUESTIONS

Jeff and Janice Krebs of 29 Grant Street asked **Mr. Vogt** if they are reducing the size of the driveway on the southerly side. **Mr. Vogt** said yes. **Mr. Krebs** has a concern with trucks turning into the driveway with the proposed narrower width. **Mr. Vogt** said that he worked with **Mr. Hals** and reduced the width to 25 feet from 37 feet, but opened up the radii on both sides. **Mr. Vogt** said that they are proposing a 35 foot radius on the southerly side and 20 foot radius on the northerly side. **Mr. Vogt** said that this allows the largest tractor-trailer to adequately turn into the site. **Mr. Hals** inquired about the placard sign on the fence. **Mr. Vogt** said that will remain on the fence.

Gary Indyk of G.S. Indyk Architects Planners was sworn in and deemed an expert in architecture. **Mr. Indyk** described the proposed addition. **Mr. Indyk** said they are proposing an addition, 50 x 78 feet, to the existing building. **Mr. Indyk** said that the left front part of the addition will contain the spray booth enclosure.

BOARD QUESTIONS - None

PUBLIC QUESTIONS - None

Vince Miele of Autotech Equipment Distributors, 1200 E. High Street, Pottstown, P.A. was sworn in. **Mr. Miele** said that he's a Garmat USA Regional Distributor for the State of N.Y., N.J. and P.A. **Mr. Miele** said that he's the supplier and installation crew for the spray booth. **Mr. Miele** said that he has installed over 1,000 units in the last 28 years of business. **Mr. Miele** said that the installation is in two parts. The first part is to install a concrete pit in the floor and the second part is to install the pre-engineered modular cabin. **Mr. Miele** said that the only two pieces that would be installed outside the building would be the intake and exhaust ventilation stacks. **Mr. Atkins** asked **Mr. Miele** if the spray booth meets all the State, Federal and Local code requirements. **Mr. Miele** said yes. **Mr. Atkins** asked **Mr. Miele** if the spray booth causes any undue environmental concern. **Mr. Miele** said no.

BOARD QUESTIONS

Chairman Iorio asked **Mr. Miele** if the spray booth contained floor drains. **Mr. Miele** said no. **Chairman Iorio** inquired about the pit. **Mr. Miele** described the proposed concrete pit in the floor. **Chairman Iorio** asked **Mr. Miele** about a paint spill. **Mr. Miele** said that the room is self-contained. **Chairman Iorio** inquired about the exhaust system. **Mr. Miele** described the installation of the intake and exhaust system. **Chairman Iorio** inquired about the automatic fire extinguishing system. **Mr. Miele** said the spray booth and mixing room will have this system.

PUBLIC QUESTIONS - None

Committee Reports:

Subdivision Committee: Nothing to report

Application Review Committee: **TBD**

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

Motion was made by **Ms. Cusick** seconded by **Mayor Dillon** and was carried to approve the 07/07/20 **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

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 10:45 P.M.