

RAMSEY PLANNING BOARD
MINUTES OF MEETING HELD ON FEBRUARY 4, 2020

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 | |
| 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 January 21, 2020 was made by **Ms. Cusick**, seconded by **Ms. Green**. All eligible members voted in favor. **Carried.**

CORRESPONDENCE - None

WAIVER APPLICATIONS

Location: Pallotta for Congress
Location: 145 N. Franklin Turnpike
Leased Area: 121 sq. ft.
Proposed Business: Campaign 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 1 P/T and the number of parking spaces is 5.

Applicant: Specialized Therapy Associates, LLC
Location: 70 Hilltop Road
Leased Area: 2,205 sq. ft.
Proposed Business: Counseling Services

The office will be open 5 days a week, Monday through Saturday 9:00 AM to 5:00 PM. The number of employees is 5 F/T and the number of parking spaces is 11.

A motion to approve the waivers, subject to the approval of the Construction Official, Board of Health and Fire Official, was made by **Ms. Cusick**, seconded by **Mayor Dillon**.

Roll Call: AYES: Mr. Carey, Ms. Cusick, Ms. Green, Mr. Garbasz, Mr. Strollo, Mayor Dillon, Chairman Iorio

NAYES:

ABSTAIN:

ABSENT: Mr. Haas, Councilman Verdone

Carried.

PUBLIC COMMENTS - None

COMMENTS OF BOARD MEMBERS - None

ORDINANCES - None

PUBLIC HEARING - None

NEW BUSINESS

Ramsey Board of Education-School Improvements Presentation
Ramsey High School; Eric Smith Middle School; Tisdale Elementary School;
Hubbard Elementary School

Chairman Iorio said that the Board will be reviewing the Board of Education presentation and will be providing any recommendations after the presentation. The Planning Board is not an approving authority in this instance. Those present included:

- Mr. Brent Pohlman – Attorney
- Dr. Murphy – Superintendent of Schools
- Mr. Messineo – Architect
- Mr. Smith – Engineer
- Mr. Fojon – Supervisor of Buildings and Grounds

Mr. Brent Pohlman, Esq. of Methfessel and Werbel appeared on behalf of the Ramsey Board of Education. **Mr. Pohlman** said that they will be reviewing Smith, Hubbard, Tisdale and the High School projects.

Presentation for Eric S. Smith Middle School

Dr. Murphy was sworn in. **Dr. Murphy** said that the band and chorus participation has almost doubled in size over the last five years. **Dr. Murphy** said they have over 300 hundred students participating in band and chorus and they lack sufficient space to run the program.

BOARD QUESTIONS

Mr. Strollo asked **Dr. Murphy** if the new space will be limited to music only. **Dr. Murphy** said that it could be used for other purposes moving forward.

PUBLIC QUESTIONS - None

TESTIMONY OF FRANK MESSINEO

Mr. Messineo of Solutions Architecture, 96 Pompton Avenue, Verona, N.J. was sworn in and deemed an expert in architecture. **Mr. Messineo** said that the proposed addition is in proximity to the main entrance. **Mr. Messineo** said that the addition is approximately 11,200 sf which will include a new band room, an office, a small ensemble practice room, a chorus room and a music technology classroom. There will also be a series of storage rooms. **Mr. Messineo** described the proposed building façade. **Mr. Messineo** said that they are proposing to relocate the outdoor basketball court from the front to the rear of the building. **Mr. Messineo** said that they are proposing to restripe the parking lot where the basketball court was located and add additional parking spaces. **Mr. Messineo** said that they are creating a new vehicle drive around the building which will provide access for emergency vehicles and general access to the fields in the back of the school.

BOARD QUESTIONS

Mayor Dillon asked **Mr. Messineo** how people access the fields in the back. **Mr. Messineo** said that they could walk up the vehicle access drive that is being proposed.

PUBLIC QUESTIONS - None

TESTIMONY OF KEITH SMITH

Mr. Smith of French & Parrello Associates, 1800 Route 34, Wall Township, N.J. was sworn in and deemed an expert in engineering. **Mr. Smith** said that the proposed addition is being placed to the north of the existing building. **Mr. Smith** said that they are proposing a 20 foot access drive around the building for emergency vehicles. **Mr. Smith** said that they are proposing to relocate the basketball court to the west of the building addition. **Mr. Smith** said that the bicycle racks will be relocated in close proximity to the school. **Mr. Smith** said that they are proposing four (4) handicap spaces and extending the sidewalk to accommodate those spaces. **Mr. Pohlman** asked **Mr. Smith** if he reviewed Mr. Hals' report dated January 21, 2020. **Mr. Smith** said yes. **Mr. Smith** said that they will comply with Mr. Hals' recommendations.

BOARD QUESTIONS

Chairman Iorio had concerns with public access from the parking lot to the fields in the back of the school. **Mr. Smith** said that they are proposing a 20 foot wide access drive designed to meet ADA standards with regard to maximum slope. **Mr. Smith** said that roadway would expand to the rear of the site and connect to the existing driveway to access the fields. **Chairman Iorio** asked **Mr. Smith** how close is the access drive to the tree line and brush area. **Mr. Smith** said it's approximately 20 feet. **Chairman Iorio** asked **Mr. Smith** if any fencing is being proposed along the tree line and brush area. **Mr. Smith** said no. **Mr. Smith** said that they are proposing to buffer that area with landscaping to create a natural barrier. **Chairman Iorio** asked **Mr. Smith** if the drive access drive will be chained. **Dr. Murphy** said no. **Mr. Whitaker** asked **Mr. Smith** if the proposed access drive for emergency access and for police patrols. **Dr. Murphy** said yes. **Mr. Whitaker** asked **Mr. Hals** if there should be additional signage by the access drive. **Mr. Hals** said yes. **Ms. Cusick** asked **Mr. Smith** if comments #14 and #15 in Mr. Hals' review dated January 21, 2020 will be complied with. **Mr. Smith** said yes.

PUBLIC QUESTIONS - None

A roll call to confirm that it is a permitted use and meets the goals of the Master Plan of Ramsey, subject to the modifications proposed and the report of David Hals dated January 21, 2020 was made by **Mr. Carey**, seconded by **Mayor Dillon**.

Roll Call: AYES: Mr. Carey, Ms. Cusick, Ms. Green, Mr. Garbasz, Mr. Strollo, Mayor Dillon, Chairman Iorio

NAYES:

ABSTAIN:

ABSENT: Mr. Haas, Councilman Verdone

Carried.

Presentation for Mary A. Hubbard Elementary School

Dr. Murphy said that in November 2019 the community passed the budget to provide additional staff for full day kindergarten. This complimented the budget vote in 2018 for the additional space. **Dr. Murphy** said that the proposal is for full day kindergarten.

PUBLIC QUESTIONS - None

TESTIMONY OF FRANK MESSINEO

Mr. Messineo said that the addition is approximately 7,200 sf. **Mr. Messineo** said that they are creating a separate entrance specifically for the kindergarten program. **Mr. Messineo** said that they are proposing four (4) additional classrooms and a small group room. **Mr. Messineo** said that each classroom has toilets as required. **Mr. Messineo** said that this addition will create a longer courtyard creating a better play area for the kids.

BOARD QUESTONS

Chairman Iorio asked **Mr. Messineo** how many entrances the new proposed addition will have. **Mr. Messineo** said one internal and two external entrances.

PUBLIC QUESTIONS - None

TESTIMONY OF KEITH SMITH

Mr. Smith said that the proposed addition is to the south of the existing building. **Mr. Smith** said that the proposal includes a 20 foot access drive for emergency vehicles. **Mr. Smith** said

that they are proposing some graphics and green space in the courtyard area. **Mr. Pohlman** asked **Mr. Smith** if he reviewed Mr. Hals' report dated January 29, 2020. **Mr. Smith** said yes. **Mr. Smith** said that they will comply with Mr. Hals' recommendations.

BOARD QUESTIONS

Mr. Carey asked **Dr. Murphy** if there is any change to the drop-off and pick-up procedures for parents. **Dr. Murphy** said that the drop-off and pick-up will remain the same. **Mayor Dillon** asked **Mr. Smith** if there is any impact on the water tower. **Mr. Smith** said no. **Mr. Whitaker** asked **Mr. Smith** if the five (5) sour gum trees being proposed will be replaced as per Mr. Hals' review comment #3. **Mr. Smith** said yes. They will be replaced with flowering dogwoods. **Chairman Iorio** asked **Mr. Smith** if the "chevron" signs will be relocated as per Mr. Hals' review comment #5. **Mr. Smith** said yes. **Chairman Iorio** asked **Mr. Smith** if the proposed graphic design on the courtyard requires special maintenance. **Mr. Smith** said no.

PUBLIC QUESTIONS - None

A roll call to confirm that it is a permitted use and meets the goals of the Master Plan of Ramsey, subject to the modifications proposed, the report of David Hals dated January 29, 2020, including replacing the five (5) sour gum trees with flowering dogwoods and the removal of the "chevron" signs was made by **Mr. Carey**, seconded by **Mayor Dillon**.

Roll Call: AYES: Mr. Carey, Ms. Cusick, Ms. Green, Mr. Garbasz, Mr. Strollo, Mayor Dillon, Chairman Iorio

NAYES:

ABSTAIN:

ABSENT: Mr. Haas, Councilman Verdone

Carried.

Presentation for Wesley D. Tisdale Elementary School

Dr. Murphy said that the proposal is for full day kindergarten.

PUBLIC QUESTIONS - None

TESTIMONY OF FRANK MESSINEO

Mr. Messineo said that the addition is approximately 9,200 sf. **Mr. Messineo** said that they are proposing four (4) additional classrooms and a small group room. **Mr. Messineo** said that each classroom has toilets as required. **Mr. Messineo** said that they are continuing the corridor from the existing building to the proposed building. **Mr. Messineo** said that the addition will be to the rear northeast wing of the building.

BOARD QUESTIONS

Ms. Cusick had a concern regarding the proposed traffic flow. **Dr. Murphy** described the existing and proposed drop-off and pick-up procedures. **Mr. Carey** asked **Dr. Murphy** if the dumpsters will be relocated. **Dr. Murphy** said yes.

PUBLIC QUESTIONS - None

TESTIMONY OF KEITH SMITH

Mr. Pohlman asked **Mr. Smith** if the drainage calculations have been revised in accordance with the Stormwater Management Ordinance as per Mr. Hals' review letter dated January 21, 2020. **Mr. Smith** said yes.

BOARD QUESTIONS

Chairman Iorio inquired about the outdoor play areas. **Dr. Murphy** said that they are the same location and will not be changing.

PUBLIC QUESTIONS - None

A roll call to confirm that it is a permitted use and meets the goals of the Master Plan of Ramsey, subject to the modifications proposed and the report of David Hals dated January 21, 2020 was made by **Mr. Carey**, seconded by **Mr. Strollo**.

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

NAYES:

ABSTAIN:

ABSENT: **Mr. Haas, Councilman Verdone**

Carried.

Presentation for Ramsey High School

Dr. Murphy said the current fitness room is located in the basement and is very outdated. **Dr. Murphy** said that the proposed fitness addition will be used during the day for wellness programs as well as after school for the athletic programs.

PUBLIC QUESTIONS - None

TESTIMONY OF FRANK MESSINEO

Mr. Messineo said that they are proposing construction of a new building addition to the southeast corner of the school building. The new addition is to be constructed over the existing paved area east of the school and track. **Mr. Messineo** said that the front portion will be a fitness center that will overlook the football field. **Mr. Messineo** said that behind the fitness area there will be three (3) small group instruction classrooms. **Mr. Messineo** said that the addition includes a new stair tower for direct access to the outside. **Mr. Messineo** said that the space below or current lecture hall will be filled to level the floor and that space will be the woodshop and industrial arts room. **Mr. Messineo** said that the addition is approximately 11,550 sf. **Mr. Messineo** said that this is Phase I of a multi-year project.

BOARD QUESTIONS - None

Chairman Iorio asked **Mr. Messineo** to describe the proposed lighting. **Mr. Messineo** did so. **Ms. Cusick** asked **Mr. Messineo** if they considered closing in the open space under the proposed addition for future classrooms. **Mr. Messineo** said no.

PUBLIC QUESTIONS - None

TESTIMONY OF KEITH SMITH

Mr. Pohlman asked **Mr. Smith** to address comment #2 in Mr. Hals' report dated January 21, 2020. **Mr. Smith** said that they don't plan on moving the proposed inlet under the addition

because it gives them flexibility with future projects. **Mr. Pohlman** asked **Mr. Smith** to review comments #3-#8 in Mr. Hals' report. **Mr. Smith** did so.

BOARD QUESTIONS

Chairman Iorio asked **Mr. Smith** if any parking spaces will be eliminated. **Mr. Smith** said no. **Mr. Carey** asked **Mr. Smith** if they will be restriping the parking lot. **Mr. Smith** said no. **Mr. Carey** asked **Mr. Smith** if there will be a pedestrian walkway leading to the field. **Mr. Smith** said no. **Chairman Iorio** asked **Mr. Smith** to describe the proposed lighting. **Mr. Smith** did so. **Mr. Strollo** had a concern with the proposed storm inlet under the addition.

PUBLIC QUESTIONS - None

Mr. Whitaker asked **Mr. Hals** if he had any concerns in the issues that were raised in his report dated January 21, 2020 and how they were addressed. **Mr. Hals** said that he does not recommend the storm inlet under the proposed addition. **Mr. Hals** said that storm drain pipes should not be under a building or covered area. **Mr. Hals** said that may be an issue for future maintenance of the system. **Mr. Hals** said that you can easily move the inlet to the north between the proposed addition and the stands. **Mr. Smith** said that he could look at other locations. **Mr. Pohlman** said that they could work with Mr. Hals to create a solution that would address his concern and also maintain the grade at to be ADA compliant.

A roll call to confirm that it is a permitted use and meets the goals of the Master Plan of Ramsey, subject to the modifications proposed and the report of David Hals dated January 21, 2020 with the elimination of comment #8 was made by **Mr. Carey**, seconded by **Mr. Strollo**.

Roll Call: AYES: Mr. Carey, Ms. Cusick, Ms. Green, Mr. Garbasz, Mr. Strollo, Mayor Dillon, Chairman Iorio

NAYES:

ABSTAIN:

ABSENT: Mr. Haas, Councilman Verdone

Carried.

Committee Reports:

Subdivision Committee: Nothing to report

Application Review Committee: **Next Meeting: February 13, 2020 @ 12:00 P.M.**

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

Motion was made by **Mr. Carey** seconded by **Ms. Cusick** and was carried to approve the 02/04/20 **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

Maywoods Grove Two, LLC

Block 1402, Lots 6 & 7

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

A motion to approve the resolution as drawn was made by **Ms. Green**, seconded by **Ms. Cusick**.

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

Carried.

OLD BUSINESS - None

ADJOURNMENT

A motion was made by **Ms. Cusick**, seconded by **Mr. Carey** to adjourn the regular meeting at 9:50 P.M.