

**RAMSEY PLANNING BOARD  
MINUTES OF SPECIAL MEETING HELD ON JUNE 9, 2020**

**REGULAR MEETING**

**Chairman Iorio** called the special meeting of the Ramsey Planning Board to order at or around 6:00 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>@ 6:14 pm</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>	

**Chairman Iorio** stated that today was a special meeting to review Outdoor Dining in accordance with Executive Order #150.

**Chairman Iorio** asked for a motion to proceed out of order. A motion to proceed was made by **Mr. Carey**, seconded by **Mr. Strollo**.

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

**NAYES:**

**ABSTAIN:**

**ABSENT:**     **Mr. Haas**

**Carried.**

**Chairman Iorio** said that the current Ordinance allows outdoor dining from April 15<sup>th</sup> to November 1<sup>st</sup>. **Chairman Iorio** recommended that these applications be done on a rolling 30 day basis; the Board has the right at the end of this time to have the Applicant come back to make any adjustments if needed. **Chairman Iorio** reviewed parts of the Ramsey Ordinance that would not apply to the current situation. **Ms. Cusick** had a concern about the \$100 permit fee per season. **Mayor Dillon** responded that the fee was a matter for the governing body and it is on the agenda for the following night's Council meeting to wave that fee for this year.

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

**Applicant:**                     **Main Plaza Associates-Outdoor Dining**  
**Location:**                    **86-130 E. Main Street**

**Chairman Iorio** recused himself from this application.

**Frank Rocco** was sworn in. **Mr. Rocco** said that their property extends the full block beginning at Spruce Street going down Main Street and ending at Café Panache. **Mr. Rocco** said that the sidewalk is approximately eight feet wide and they are proposing as many tables as possible for their tenants while making sure they are six feet apart and there is a pedestrian right of way. **Mr. Rocco** said there were two other open areas that they are proposing to block off in the parking lot. **Mr. Rocco** said one area is the north side of Café Panache specifically for Café Panache and the other area is near Prospect Street that would be dedicated to Anthony Franco's. **Mr. Rocco** said that they are proposing a tent for Café Panache and water barriers to block off the entry.

**BOARD QUESTIONS**

**Mr. Carey** asked **Mr. Rocco** to describe the tent proposed for Café Panache. **Mr. Rocco** said they were looking at a 20 x 40 tent maybe with side flaps. **Mr. Whitaker** said that in anticipation of tents he had checked with the Construction department who will be checking what is installed and the Health Officer who indicated there could be a canopy style tent but no side flaps. **Mr. Carey** asked **Mr. Rocco** if he was proposing to put a tent by Anthony Franco's. **Mr. Rocco** said not at this time, but would entertain this if requested by the business.

**PUBLIC QUESTIONS**

**Mr. Braggin** from Ramsey, N.J. asked **Mr. Carey** if it is a requirement of the Borough to strategically place hand sanitizers by the outside tables for the patrons to use. **Mr. Carey** replied that he believed that hand sanitizers were a requirement of the Executive Order #150. **Mr.**

**Whitaker** said there are extensive requirements by the New Jersey Department of Health Directive #20-014 that would be made part of the Resolution.

A motion to permit outdoor dining for the Applicant's restaurant was made by **Ms. Cusick**, seconded by **Mayor Dillon**.

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

**NAYES:**

**ABSTAIN: Chairman Iorio**

**ABSENT:**

**Carried.**

**Chairman Iorio** stated that the outdoor dining waiver for Uncle Louis G will be included under the Main Plaza Associates approval that was just granted and he should coordinate with them.

**Applicant: Ramsey Tap Room and Grill**

**Location: 1315 Rt. 17 South**

**Leased Area: 6,300 sq. ft.**

**Proposed Business: Restaurant and Bar**

The establishment will be open 7 days a week, Monday through Sunday 11:00 AM to 1:00 AM. The number of employees is 12 F/T and 10 P/T and the number of parking spaces is 165.

**Mr. Carey** recused himself from this application.

**Geoffrey Murphy** was sworn in. **Chairman Iorio** said that the Applicant is proposing a Site Plan Waiver for occupancy and a proposal for outdoor dining under Executive Order #150.

**Chairman Iorio** said that there were some open items that needed to be addressed in the prior resolution for Biggies (the former restaurant in this space). **Chairman Iorio** asked **Mr. Murphy** if all of the items are being addressed and the two that are still open are trees that need to be replaced as well as a gate that needs to be modified. **Mr. Murphy** said yes and that the owner of the motel has supplied them with a signed contract regarding the gate.

**BOARD QUESTIONS** - None

**PUBLIC QUESTIONS** - None

A motion to approve the waiver with the conditions previously stated, subject to the approval of the Construction Official, Board of Health and Fire Official, was made by **Ms. Cusick**, seconded by **Mr. Garbasz**.

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

**NAYES:**

**ABSTAIN: Mr. Carey**

**ABSENT:**

**Carried.**

**Mr. Murphy** said that the proposing outdoor dining with the same diagram as was proposed by Biggies as well as the same number of tables, six feet apart. **Mr. Murphy** said they had asked

the Health Department about a 20' x 40' tent, but are going to wait before approaching the Building Department.

**BOARD QUESTIONS**

**Chairman Iorio** asked **Mr. Murphy** was the proposed bar on existing. **Mr. Murphy** said yes, but it will be used as a serving table.

**PUBLIC QUESTIONS - None**

A motion to permit outdoor dining for the Applicant's restaurant was made by **Mayor Dillon**, seconded by **Ms. Cusick**.

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

**NAYES:**

**ABSTAIN: Mr. Carey**

**ABSENT:**

**Carried.**

**Applicant: Brady's-Outdoor Dining**  
**Location: 5-7 W. Main Street**

**John Brady** was sworn in. **Mr. Brady** said in addition to the normal seating on the side, the additional seating would be in the back parking lot where they would like to put nine, four top tables. **Mr. Brady** said he needs to keep the one handicap parking spot open, the lot would be closed during business hours and manned. **Mr. Brady** said that his neighbor would still have access the back.

**BOARD QUESTIONS**

**Chairman Iorio** asked **Mr. Brady** what he was proposing as far as fencing or barrier around the seating. **Mr. Brady** replied he originally put in the wind breaker fencing but as of today can get 55 gallon drums to surround the whole area except the part on the mini mall side where he would still use the fencing. **Chairman Iorio** asked **Mr. Brady** if he was aware of the easement for his neighbor. **Mr. Brady** said yes. **Mr. Carey** asked **Mr. Brady** if he was having any employees parking in those spots. **Mr. Brady** said no. **Chairman Iorio** said to **Mr. Brady** with the wind barrier fencing and the parking, he would recommend using the water barriers or something along those lines. **Mr. Brady** said he secured the 55 gallon drums. **Chairman Iorio** asked **Mr. Brady** if they would be filled with water. **Mr. Brady** said no. **Mr. Hals** said because of the handicap parking it would be better to use something filled with water in the area closer to where the seating is.

**PUBLIC QUESTIONS**

**Mr. Braggin** from Ramsey, N.J. asked **Mr. Brady** if he had considered soliciting the owner of the strip mall to the west to use the parking spots adjacent to your property to ameliorate the safety issue. **Mr. Brady** said that was never thought of because of insurance reasons.

**PUBLIC COMMENTS**

**Larry Hitlin** was sworn in. **Mr. Hitlin** read his email addressed to the Mayor earlier today.

Mike Kenny was sworn in. Mr. Kenny said the town should be looking to help any business in this town; given what is going on.

**BOARD QUESTIONS**

Mr. Carey asked Mr. Brady about the location of the dumpsters. Mr. Brady described the dumpster locations and said that he could move two of the dumpsters to the rear of the property. Ms. Cusick asked Mr. Brady about the trucks that come into his property. Mr. Brady stated there are very few that come in and most go through the area by the mini mall.

**BOARD COMMENTS**

Mayor Dillon read her response to Mr. Hitlin’s email earlier today.

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

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

NAYES:  
ABSTAIN:  
ABSENT:

Carried.

Applicant: Houlihan’s  
Location: 706 Route 17 North

Steven Labrovic was sworn in. Mr. Labrovic said that they are proposing to increase their outdoor patio capacity; they are interested in occupying seven parking spaces adjacent to the front of the building and protecting them with water barriers. Mr. Labrovic said they would be occupying one handicap parking spot which they could relocate; they currently have four handicap spaces in that area which they think will suffice.

**BOARD QUESTIONS**

Chairman Iorio asked Mr. Labrovic if they were proposing a tent or canopy. Mr. Labrovic said that they were putting umbrellas in the tables, fastened with weights under the tables. Chairman Iorio asked Mr. Labrovic if the overflow of cars from Chick-fil-A will stop utilizing the parking lot. Mr. Labrovic said that they have installed six signs in their lot stating that the lot was not for use by Chick-fil-A customers. Mr. Labrovic said that he has had meetings with the owners and informed them that they are displeased about the situation. Chairman Iorio asked Mr. Labrovic if the signs have made any difference. Mr. Labrovic said somewhat with the exception of Saturday. Mr. Labrovic said that the owners of Chick-fil-A have mentioned that once the indoor dining ban has been lifted, the traffic will subside.

**PUBLIC QUESTIONS** - None

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

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

NAYES:  
ABSTAIN:  
ABSENT:

Carried.

**Applicant:** Anthony’s Coal Fired Pizza  
**Location:** 984 Route 17 North

Daniel Shea was sworn in. Mr. Shea said that they are proposing to use five parking spaces directly in front of the restaurant, tenting it, providing water barriers and relocating the two handicap spots.

**BOARD QUESTIONS**

Chairman Iorio asked Mr. Shea if the tent was just going to be in front of his location. Mr. Shea said yes. Chairman Iorio asked Mr. Shea if he knew approximately how many tables could fit there. Mr. Shea said eight tables can fit under the tent.

**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, Ms. Green, Mr. Garbasz, Mr. Haas, Mr. Strollo, Councilman Verdone, Mayor Dillon, Chairman Iorio**

NAYES:  
ABSTAIN:  
ABSENT:

Carried.

**Applicant:** The Shannon Rose  
**Location:** 1200 Route 17 North

Reagan DiBenedetto was sworn in. Ms. DiBenedetto said that they are not expanding into the parking lot; they have reconfigured their current patio space and are proposing to add a few smaller tables on their walkway and a couple on their grassy area.

**BOARD QUESTIONS**

Chairman Iorio asked Ms. DiBenedetto how people will access the current patio. Ms. DiBenedetto said that they have an entrance and an exit from the outside of the building. Chairman Iorio asked Ms. DiBenedetto if the two tables on the walkway would be accessed from the outside. Chairman Iorio asked Ms. DiBenedetto about the access to the grass area. Ms. DiBenedetto said the grass area is adjacent to the walkway so they have outlined on the plan to add pavers on the grass to connect to the walkway. Mr. Carey asked Ms. DiBenedetto if the pavers would be permanent. Ms. DiBenedetto said no.

**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, Ms. Green, Mr. Garbasz, Mr. Haas, Mr. Strollo, Councilman Verdone, Mayor Dillon, Chairman Iorio**

**NAYES:  
ABSTAIN:  
ABSENT:**

**Carried.**

**Applicant: Bici Restaurant  
Location: 61 East Main Street**

**Marcello Gambarato** was sworn in. **Mr. DiBenedetto** said that they are proposing to use the driveway on the side of the building installing two barriers to close off that area; all the parking spaces will still available in the back. **Chairman Iorio** asked **Mr. Gambarato** to describe the barriers. **Mr. Gambarato** said they were made of wood that will be filled first with concrete, then dirt and flowers on the top, with a sign indication “Do Not Enter” on the barrier facing Main Street. **Chairman Iorio** asked **Mr. Hals** if he felt the barriers were sufficient. **Mr. Hals** said yes.

**BOARD QUESTIONS**

**Mr. Carey** asked **Mr. Gambarato** if there are ways in and out to access the garage in the rear of the building. **Mr. Gambarato** said yes.

**PUBLIC QUESTIONS** - None

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

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

**NAYES:  
ABSTAIN:  
ABSENT:**

**Carried.**

**Applicant: Favale’s Coal Fired Pizza  
Location: 53 West Main Street**

**Austin Favale** was sworn in. **Mr. Favale** said that they are proposing to utilize the Municipal Lot through the back gate and will be using the first six spaces; there would be water barriers with a barn style fence and planters.

**BOARD QUESTIONS**

**Chairman Iorio** asked **Mr. Favale** if he had spoken to the Borough regarding their requirements. **Mr. Favale** said yes. **Chairman Iorio** asked **Mr. Favale** if he had discussed the insurance requirements with the Borough. **Mr. Favale** said yes. **Chairman Iorio** asked **Mr. Favale** how his customers get back there. **Mr. Favale** said his plan was to have two dining hours by reservation only; parking would be along the side of their building or in the municipal lot. **Chairman Iorio** asked **Mr. Favale** about staffing. **Mr. Favale** said that he would have a staff member outside to control who was entering in addition to the servers. **Chairman Iorio** asked

**Mr. Favale** about the tables when the restaurant was closed. **Mr. Favale** explained his options. **Chairman Iorio** asked **Mr. Favale** if he was planning on using umbrellas. **Mr. Favale** said yes with weighted bottoms. **Mr. Carey** asked **Mr. Favale** to clarify the location of the tables in the Municipal Lot. **Mr. Favale** said they would be in the parking spaces not the walk. **Mayor Dillon** asked **Mr. Favale** about the hours for the weekend. **Mr. Favale** clarified that on Friday and Saturday he would offer more seating times.

**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, Ms. Green, Mr. Garbasz, Mr. Haas, Mr. Strollo, Councilman Verdone, Mayor Dillon, Chairman Iorio**

**NAYES:**

**ABSTAIN:**

**ABSENT:**

**Carried.**

**Applicant: Tawara Japanese Restaurant**  
**Location: 53 West Main Street**

**Chairman Iorio** stated the applicant was not on the Zoom; the plan was for one table and two chairs on the sidewalk in front of the restaurant and in front of the mart. **Chairman Iorio** questioned **Mr. Whitaker** and the Board on proceeding without the Applicant; there were no objections.

**BOARD QUESTIONS** - None

**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, Ms. Green, Mr. Garbasz, Mr. Haas, Mr. Strollo, Councilman Verdone, Mayor Dillon, Chairman Iorio**

**NAYES:**

**ABSTAIN:**

**ABSENT:**

**Carried.**

**ADJOURNMENT**

A motion was made by **Ms. Cusick**, seconded by **Mr. Carey** to adjourn the special meeting at 9:00 P.M. All eligible members voted in favor. **Carried.**