

RAMSEY PLANNING BOARD
MINUTES OF MEETING HELD ON JANUARY 07, 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	

Mr. Whitaker swore in returning Planning Board members.

PLANNING BOARD 2020 & CHAIRMAN NOMINATING COMMITTEE

Chairman Iorio turned the meeting over to **Ms. Green**, the Chairwoman of the Nominating Committee, for the reorganization of the Planning Board for the year 2020. A motion was made by **Ms. Green**, nominating the following Slate of Officers:

Mr. Roger Iorio	Chairman
Mr. Joseph Carey	Vice Chairman
Ms. Judith Cusick	Secretary

Mr. Garbasz seconded the motion. There being no other nominations, a motion was made by **Mayor Dillon**, seconded by **Mr. Garbasz**, to close the nominations. **Carried.**

Ms. Green made a motion to approve the Slate of Officers, **Mr. Garbasz** seconded the motion.

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

Carried.

Ms. Green instructed the Secretary to cast one ballot for the Slate of Officers for the Planning Board for the year 2020.

Ms. Green nominated **Mary Ann Lupu** as Administrative Secretary to the Planning Board for the year 2020. **Mr. Garbasz** seconded the motion. There being no other nominations, a motion was made by **Mr. Carey**, seconded by **Mayor Dillon**, to close the nominations. **Carried.**

Ms. Green asked for a motion to approve the nomination, a motion was made by **Mr. Carey**, seconded **Ms. Cusick**.

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

Carried.

Ms. Green instructed the Secretary to cast one ballot for **Mary Ann Lupu** as Administrative Secretary to the Planning Board for the year 2020.

Ms. Green turned the meeting over to **Ms. Cusick** who read the following:

RESOLUTION – PROFESSIONAL APPOINTMENTS

WHEREAS, the Planning Board of the Borough of Ramsey, requires the professional services of a Planning Board Attorney, Professional Engineer, Drainage Consultant, Sewer Consultant, Wetlands Consultant, Planner, Professional Surveyor, Lighting Consultant, and Arborist;

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

Carried.

WAIVER APPLICATIONS

Location: Patricia Sudol
Location: 48 South Franklin Turnpike
Leased Area: 200 sq. ft.
Proposed Business: Clinical Psychologist

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: Mara Zotta
Location: 48 South Franklin Turnpike
Leased Area: 200 sq. ft.
Proposed Business: Clinical Psychologist

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.

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 **Mr. Haas**.

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

Carried.

COMMENTS OF BOARD MEMBERS

Chairman Iorio wished everyone a Happy New Year and welcomed everyone back. **Chairman Iorio** said that he appreciated all the support to the Board and looks forward to working with the Board and all the professionals in 2020.

Mayor Dillon thanked everyone who was reappointed to the Board and appreciates their commitment and professionalism. **Mayor Dillon** extended her best wishes for a happy and healthy prosperous New Year.

Mr. Whitaker thanked the Board for his appointment and said that he’s looking forward to his 43rd year.

ORDINANCES - None

PUBLIC HEARING

Ramsey Energy, LLC
1065 Route 17 South
Block 4603, Lot 40
Amended Site Plan/Variance

Allyson Kasetta of Prime & Tuvel, 2 University Plaza, Hackensack, N.J. appeared on behalf of the applicant. **Ms. Kasetta** said that in April 2019 the Board denied an Amended Site Plan Approval and Variance relief. At that time, the applicant was proposing to increase the number of fuel dispensers, extend the pump island and modify the signage. **Ms. Kasetta** said that the Board findings were that the spacing of the proposed dispensers was too tight and it would create circulation and safety issues on the property and that the proposed signage was more than necessary for the identification of the service station. **Ms. Kasetta** said that there are a few key differences from that application to the current application. **Ms. Kasetta** said that they are not proposing any additional fuel dispensers and they are only proposing one free standing sign. **Mr. Whitaker** recommended that the Board take a poll to see if the doctrine of res judicata applies to this application. A motion that the doctrine of res judicata is not imposed on this application because this application is substantially different from the prior application was made by **Mayor Dillon**, seconded by **Ms. Cusick**.

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

Carried.

Ms. Kasetta presented the following exhibits:

Exhibit A-1 Aerial Exhibit dated 01/07/2020

Exhibit A-2 Site Plan last revised 10/07/19

Exhibit A-3 Photos dated 04/02/19

Ms. Kasetta described the proposed variances and pre-existing non-confirming conditions.

TESTIMONY OF MATTHEW SECKLER

Matthew Seckler of Stonefield Engineering & Design, 92 Park Avenue, Rutherford, N.J. was sworn in and deemed a professional in engineering and planning. **Mr. Seckler** described the existing and proposed changes. **Chairman Iorio** asked **Mr. Seckler** to clarify the location and height and width of the pylon sign. **Mr. Seckler** did so. **Ms. Cusick** had concerns regarding the size of the pylon sign. **Mr. Seckler** said that the applicant will consider removing the “To Go” panel resulting in a reduction of approximately 21 sf if that is a concern of the Board. **Mr. Hals** asked **Mr. Seckler** if the sign will be moved up or down when the panel is removed. **Mr. Seckler** said that they will raise the bottom up because of the visibility issue of the trees on the northern property when traveling on Route 17. **Mr. Hals** commented that the raised Amoco sign will be competitive with the proposed Amoco logo on the canopy. **Mr. Seckler** confirmed that it would be close. **Mr. Strollo** commented that it might be a better option to lower the sign than to raise it. **Mr. Hals** said that since the signs will be approximately at the same height, the pylon sign will be blocking most of the visibility to the canopy. **Mr. Hals** suggested that instead of the large Amoco logo just have the words Amoco on the canopy. **Mr. Seckler** said that he doesn’t see an issue with adjusting the logo to the word. **Mr. Hals** also had a concern that the Amoco logo on band of the canopy is larger than the actual band. **Mr. Hals** said in his opinion having the Amoco logo that would extend above the band on the canopy will look out of place and affect the size of the canopy. **Mr. Hals** suggested that the Amoco logo be smaller or the Amoco word should be used and to fit within the band of the canopy. **Mr. Seckler** said that the applicant will be willing to reduce the logo size to fit and match the canopy. **Mr. Seckler** said that they

