

RAMSEY PLANNING BOARD
MINUTES OF MEETING HELD ON JANUARY 17, 2023

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 teleconferencing due to the COVID-19 restrictions.

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	
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	X	

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

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, Professional Planner, Professional Surveyor;

WHEREAS, it is contemplated that the 2023 budget will contain the necessary appropriations estimated to be reasonably required for each of such professional services;

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Borough of Ramsey that the following appointments be made for the year 2023:

- Bruce E. Whitaker as Attorney for the Planning Board;
- David A. Hals P.E., L.S., P.P. as Professional Engineer;
- David A. Hals P.E., L.S., P.P. as Drainage Consultant;
- Crew Engineers, Inc. as Sewer Consultant;
- Joseph H. Burgis, P.P., Burgis Associates as Professional Planner;
- David A. Hals P.E., L.S., P.P. as Professional Surveyor;
- Brian A. Intindola, P.E., P.P., C.M.E., C.P.W.M. as Traffic Engineer;

BE IT FURTHER RESOLVED that a copy of this resolution shall be published in the Bergen Record and Ridgewood News within ten days of its passage as required by law.

A motion to approve the resolution was made by Mr. Carey, seconded by Mr. Verdone.

- Roll Call: AYES: Mr. Carey, Councilwoman Cusick, Mr. Garbasz,
 Mr. Palumbo, Mr. Strollo, Mr. Verdone, Mr. Zabala
 Mayor Dillon, Chairman Iorio
- NAYES:
- ABSTAIN: Mr. Grissoni
- ABSENT:

Carried.

BY-LAWS OF THE PLANNING BOARD 2023

A motion was made by Mr. Strollo, seconded by Mayor Dillon to adopt the By-Laws (Revision date February 6, 2018).

- Roll Call: AYES: Mr. Carey, Councilwoman Cusick, Mr. Garbasz
 Mr. Palumbo, Mr. Strollo, Mr. Verdone, Mr. Zabala
 Mayor Dillon, Chairman Iorio
- NAYES:
- ABSTAIN: Mr. Grissoni
- ABSENT:

Carried.

APPROVAL OF MINUTES

A motion to approve the minutes of 12/06/22 was made by Mr. Garbasz, seconded by Mr. Verdone. All eligible member voted in favor. **Carried.**

CORRESPONDENCE - None

WAIVER APPLICATIONS

Applicant: Kristin A. Canty, Attorney at Law
Location: 7 Cedar Street
Leased Area: 1,100 sq. ft.
Proposed Business: Legal Services

The office will be open 5 days a week, Monday through Friday 9:00 AM to 5:00 PM. The number of employees is 3 F/T and the number of parking spaces is 6.

Applicant: MAK Ingredients LLC
Location: 900 Lake Street, Suite C-5
Leased Area: 981 sq. ft.
Proposed Business: Admin. 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 5.

Applicant: Northeast Lighting Solutions LLC
Location: 663 E. Crescent Avenue
Leased Area: 163 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 1.

Applicant: Granny's Pantry LLC
Location: 875 Rt. 17 South
Leased Area: 1,122 sq. ft.
Proposed Business: House made products, butcher shop & sundry items

The business will be open 6 days a week, Monday through Saturday 11:00 AM to 6:00 PM. The number of employees is 4 F/T and 2 P/T the number of parking spaces is 6.

Applicant: Premium Property Group Inc.
Location: 735 Rt. 17 South
Leased Area: 3,342 sq. ft.
Proposed Business: Retail Paint Store

The business will be open 7 days a week, Monday through Friday 7:00 AM to 6:00 PM, Saturday 7:00 AM to 5 PM and Sunday 10:00 AM to 4 PM. The number of employees is 2-3 F/T and 1-2 P/T and the number of parking spaces is 17.

Applicant: K2 Physical Therapy, LLC
Location: 245 E. Main Street
Leased Area: 1,211 sq. ft.
Proposed Business: Physical Therapy Practice

The office will be open 6 days a week, Monday through Saturday 8:00 AM to 7:00 PM. The number of employees is 1 F/T and the number of parking spaces is 7.

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. Zabala.

Roll Call: AYES: Mr. Carey, Councilwoman Cusick, Mr. Garbasz,
Mr. Palumbo, Mr. Strollo, Mr. Verdone, Mr. Zabala
Mayor Dillon, Chairman Iorio

NAYES:

ABSTAIN: Mr. Grissoni

ABSENT:

Carried.

PUBLIC COMMENTS

Chance Parker commented on the Traffic Circulation and Transportation Element of the Master Plan. Chairman Iorio responded that the Board has engaged, Mr. Intindola, who is the Board's Traffic Consultant, to work with the Board.

COMMENTS OF BOARD MEMBERS

Chairman Iorio thanked the Board for their hard work in 2022 and is looking forward to continuing working with everyone in 2023. Chairman Iorio congratulated Mr. Palumbo for his reappointment and welcomed Mr. Grissoni. Chairman Iorio thanked the Board for his reelection as Chairman and looks forward to working with everyone. Mr. Carey thanked Board members, Chairman Iorio, Mr. Whitaker, Mr. Hals and Ms. Lupo for their critical role they play with the Ramsey Planning Board. Mayor Dillon thanked everyone for serving.

ORDINANCES - None

PUBLIC HEARING

Alexander Orlando-Soil Movement
Block 1402, Lot 6.01; 213 Grove Street

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

William Page of 6 Forest Avenue, Paramus, N.J. was sworn in and deemed an expert in engineering. Mr. Page presented the following exhibit:

Exhibit A-1 Site Plan last revised November 8, 2022

Mr. Page said that the applicant is seeking Soil Moving approval for the construction of a new house and approval to move the driveway from the location shown on the Minor Subdivision plans. This property was part of a Minor Subdivision and Soil Moving application that was approved by the Planning Board by Resolution date July 2, 2019. Mr. Page said that the applicant is proposing to move the driveway approximately 20' northerly and will be approximately 30' from the southerly property line. The proposed driveway location will not change the sight lines from the driveway. The proposed construction will require the movement of 493 cy of soil. The proposed soil movement is calculated as 181 cy for fill, 312 cy cut from grading and 131 cy exported off the site with approximately 10 truckloads.

Mr. Hals was sworn in. Mr. Hals said the basis for the change is due to the size and shape of the proposed house. Mr. Hals said that there are no engineering concerns with the relocation of the driveway.

Alexander Orlando was sworn in. Mr. Orlando said that he would be happy to coordinate the soil moving with his neighbor next door. Mr. Whitaker commented about the deed restriction in the Resolution dated July 2, 2019. Mr. Orlando confirmed that he was aware.

PUBLIC QUESTIONS - None

PUBLIC COMMENTS - None

A motion to approve the application was made by Mr. Carey, seconded by Mayor Dillon.

Roll Call: AYES: Mr. Carey, Councilwoman Cusick, Mr. Garbasz,
Mr. Palumbo, Mr. Stollo, Mr. Verdone, Mr. Zabala
Mayor Dillon, Chairman Iorio

NAYES:

ABSTAIN: Mr. Grissoni

ABSENT:

Carried.

Committee Reports:

Subdivision Committee: Nothing to report

Application Review Committee: Nothing to report

Finance Committee: Vouchers/Performance Bonds/Letter of Credit: Nothing to report

Master Plan & Zoning Committee: Nothing to report

Procedures Committee: Nothing to report

Capital Improvement & Public Lands: Nothing to report

RESOLUTION

209 Grove Street, LLC-Soil Movement

209 Grove Street; Block 1402, Lot 7.01

A motion to waive the reading of the resolution was made by Mr. Gasbarz, seconded by Mr. Palumbo.

A motion to approve the resolution as drawn was made by Mr. Stollo, seconded by Mr. Garbasz

Roll Call: AYES: Mr. Carey, Councilwoman Cusick, Mr. Garbasz,
Mr. Palumbo, Mr. Stollo, Mr. Verdone, Mr. Zabala
Mayor Dillon, Chairman Iorio

NAYES:

ABSTAIN: Mr. Grissoni

ABSENT:

Carried.

NEW BUSINESS - None

OLD BUSINESS - None

ADJOURNMENT

A motion was made by Mr. Carey, seconded by Mr. Palumbo to adjourn the regular meeting at 8:30 P.M.