

RAMSEY PLANNING BOARD
MINUTES OF MEETING HELD ON FEBRUARY 1, 2022

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. 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	

APPROVAL OF MINUTES

A motion to approve the minutes of 01/18/2022 was made by Councilwoman Cusick, seconded by Mr. Palumbo. All eligible member voted in favor. **Carried.**

CORRESPONDENCE - None

WAIVER APPLICATIONS

Applicant: Artemis Wax Ramsey LLC
Location: 45 Interstate Shopping Center
Leased Area: 1,680 sq. ft.
Proposed Business: Facial/Body Waxing Salon

The business will be open 7 days a week, Monday through Friday, 9:00 AM to 8:00 PM and Saturday and Sunday, 9:00 AM to 9:00 PM. The number of employees is 5 F/T and 5 P/T and the number of parking spaces is 9.

Applicant: Kayla LLC
Location: 663 E Crescent Avenue
Leased Area: 163 sq. ft.
Proposed Business: Interior Designer

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.

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:
ABSENT:

Carried.

PUBLIC COMMENTS - None

COMMENTS OF BOARD MEMBERS

ORDINANCES

Ordinance No. 03-2022-New section, Chapter 35 entitled “Cannabis” Councilwoman Cusick provided a brief overview. Councilwoman Cusick said on June 23, 2021, the Governing Body passed Resolution No. 133-2021 authorizing Borough Attorney to further research and present to the governing body revised ordinances permitting recreational cannabis businesses in the B-3 Highway District and medical cannabis dispensaries in the Laboratory and Office District. At that same meeting, the Governing Body introduced an Ordinance prohibiting the operation of all cannabis related licenses and operations in the Borough to meet a State mandated deadline of August 21, 2021. On July 28, 2021, the Governing Body voted to adopt such an Ordinance ahead of the State deadline. If the Governing Body didn’t pass an Ordinance prohibiting the operation of all cannabis related licenses and operations prior to August 21, 2021, it could not prohibit any cannabis operations for a period of five (5) years. If the prohibiting

Ordinance was adopted prior to August 21, 2021, a municipality could take action at any time in the future to allow such cannabis operations. The Governing Body introduced an Ordinance on August 30, 2021 and adopted it on September 13, 2021, permitting a maximum of two (2) cannabis dispensaries in the Borough located in the Laboratory and Office District of the Borough. Councilwoman Cusick said that Ordinance No. 03-2022 was introduced by the Governing Body on January 26, 2022. Councilwoman Cusick said that it's important to note that a local permit or license would be issued after an applicant has satisfactorily completed the extensive State licensing process and holds a valid license in the cannabis class that the Borough would be permitting. Councilwoman Cusick said that a Class 5 and Class 6 will be permitted with specific requirements, operating procedures and other details that license holders must have in place in order to obtain an applicable local license. Class 5 Retail Cannabis Establishment and Class 6 Cannabis Delivery Establishments are located only in the B-3 Highway Commercial District and are subject to further geographical restrictions as detailed in the Ordinance. Councilwoman Cusick said that the zoning map can be found on our Borough website. Councilwoman Cusick said that Classes of Operations 1 through 4, i.e., cultivator, manufacturer, wholesaler and distributor all remain prohibited in the Borough. Councilwoman Cusick said that there a maximum of two Class 5 Retail Establishments and only one Class 6 Delivery Establishment permitted by this Ordinance. In addition to only being located in the B-3 Highway Commercial District, there are further geographical restrictions related to not being within 500 feet of a residence, public or private schools, childcare facilities or houses of worship. They must be located in a standalone single use building. Operating hours are limited to Monday through Saturday, 9am to 7pm. There are specific security requirements as detailed in the Ordinance. There are signage restrictions and gross floor area minimums and maximums. The Ordinance establishes a local cannabis tax of 2% as authorized under the State Law, as well as our local licensing and permit fees. The applications that come forth are subject to review and approval by the Planning Board and the Ramsey Police Department.

A motion to recommend to Mayor & Council the adoption of the Ordinance No. 03-2022 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:
ABSENT:**

Carried.

PUBLIC HEARING - None

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 - None

NEW BUSINESS - None

OLD BUSINESS - None

ADJOURNMENT

A motion was made by Mr. Carey, seconded by Mr. Palumbo to adjourn the regular meeting at 8:00 P.M.