

RAMSEY PLANNING BOARD
MINUTES OF MEETING HELD ON FEBRUARY 7, 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	@7:36 pm	
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 01/17/23 was made by Mr. Carey, seconded by Mayor Dillon. All eligible member voted in favor. **Carried.**

CORRESPONDENCE - None

WAIVER APPLICATIONS

Applicant: Israel & Rivka Glatzer
Location: 663 E. Crescent Avenue
Leased Area: 351 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 3 F/T and the number of parking spaces is 2.

Applicant: Sparo's Ramsey LLC
Location: 94 E. Main Street
Leased Area: 975 sq. ft.
Proposed Business: Retail Food & Fast Casual Restaurant

The business will be open 6 days a week, Monday through Saturday 10:30 AM to 6:00 PM. The number of employees is 3 F/T and 4 P/T and the number of parking spaces is 12.

Applicant: Sit Stay NJ
Location: 300B Lake Street, Suite B
Leased Area: 214 sq. ft.
Proposed Business: Office

The office will be open 5 days a week, Monday through Friday 8:00 AM to 10:00 PM. The number of employees is 1 F/T and 1 P/T the number of parking spaces is 2.

Applicant: ANK Creative Group LLC
Location: 14 Overbrook Road
Leased Area: 220 sq. ft.
Proposed Business: Office

The office will be open 5 days a week, Monday through Friday 8:00 AM to 4:00 PM. The number of employees is 1 F/T and the number of parking spaces is 3.

Applicant: Kayal Medical Group LLC
Location: 5-9 East Main Street
Leased Area: 200 sq. ft.
Proposed Business: Office

The office will be open 2 days a week, Tuesday & Friday 7:30 AM to 7:00 PM. The number of employees is 4 P/T the number of parking spaces is 1.

Applicant: Amwins Insurance Brokerage LLC
Location: 500 N. Franklin Turnpike, Suite 202
Leased Area: 9,313 sq. ft.
Proposed Business: Insurance Brokerage Firm Office

The office will be open 5 days a week, Monday through Friday 8:30 AM to 6:00 PM. The number of employees is 25 F/T and the number of parking spaces is 47.

Applicant: Bierman Autism Centers, LLC
Location: 500 N. Franklin Turnpike, Suite 203
Leased Area: 12,627 sq. ft.
Proposed Business: Autism Therapy

The office will be open 5 days a week, Monday through Friday 8:00 AM to 4:00 PM. The number of employees is 5 F/T and the number of parking spaces is 64.

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. Palumbo.

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

NAYES:

ABSTAIN: Mr. Strollo

ABSENT: Mr. Garbasz

Carried.

PUBLIC COMMENTS - None

COMMENTS OF BOARD MEMBERS

Chairman Iorio commented that our traffic consultant is putting together a preliminary report that he hopes to have by the end of the month. The Master Plan Committee will review the report and receive any public feedback. After revisions, if any, it will be submitted to the Board for their overall review and comments.

ORDINANCES - None

PUBLIC HEARING

Wurth USA

Block 3607, Lot 5.01; 93 & 91 Grant Street

Amended Site Plan

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

Amrita Basu, Esq. of 10 Provost Street, Jersey City, N.J. appeared on behalf of the applicant.

Summary:

The applicant is seeking Amended Site Plan approval to modify the 1996 Resolution of Approval to permit each building on the property to have a principal use. The 1996 approval designated 93 Grant Street, the northeasterly building, as the principal building and 91 Grant Street, the northwesterly building, as an ancillary building.

Ms. Basu said the prospective tenant is Marcus Adler Glove Company. They are a distribution company for accessory products and gloves.

TESTIMONY OF VOLKER BAER

Volker Baer of RW Ramsey Realty was sworn in. Mr. Baer said they have a total of 67 employees at 93 Grant Street of which 14 employees are in the warehouse and 53 employees are in the office. Mr. Baer said they had 53 employees at 91 Grant Street of which 31 employees were in the warehouse and 22 employees were in the office. Mr. Baer said that there are 226 existing parking spaces for the two buildings together. Mr. Baer described the deliveries and working schedule for both locations. Ms. Basu said that their affiliate company Worth International Trading has outgrown the space at 91 Grant Street and Mr. Baer was in charge of finding a tenant.

TESTIMONY OF MELISSA SCHWECHTER

Melissa Schwechter of 102 South Morris Lane, Scarsdale, N.Y. was sworn in. Ms. Schwechter said she is an owner of Marcus Adler for approximately nine years. Ms. Schwechter said she anticipates 10 full-time employees of which 4-6 would be in the warehouse and 2-4 would be in the office. Ms. Schwechter said that they manufacture mostly Women's and Children's accessories, hats, gloves, scarves. They have been in business for over 80 years. Their primary office is in New York City and their warehousing operation and bookkeeping is going to be in Ramsey.

PUBLIC QUESTIONS

Mary Lagatol of 14 Orchard Street had a question regarding the parking variance. Mr. Whitaker responded.

PUBLIC COMMENTS - None

A motion to approve the application, subject to the conditions stated below, was made by Mr. Carey, seconded by Mr. Palumbo.

Conditions:

No manufacturing

No public sale of goods

No storage of trailers on site

Approval for this tenant only. Any new tenant would be required to submit an Amended Site Plan

No commingling of parking

No maximum number of parking spaces that the tenant is permitted to have by the landlord

Deliveries occur during normal business hours

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

NAYES:

ABSTAIN:

ABSENT: Mr. Garbasz

Carried.

A motion to approve the Site Plan Waiver for Marcus Adler Glove Co. was made by Mayor Dillon, seconded by Mr. Carey.

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

NAYES:

ABSTAIN:

ABSENT: Mr. Garbasz

Carried.

