

RAMSEY PLANNING BOARD
MINUTES OF MEETING HELD ON MARCH 3, 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	

APPROVAL OF MINUTES

A motion to approve the minutes of February 18, 2020 was made by **Ms. Cusick**, seconded by **Ms. Green**. All eligible members voted in favor. **Carried**.

CORRESPONDENCE

Memo dated February 24, 2020 from the Zoning Board of Adjustment regarding 2019 Annual Report.

A motion to receive and file the correspondence 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.

WAIVER APPLICATIONS

Applicant: **Ultimate Living IV LLC**
Location: **45 Interstate Shopping Center**
Leased Area: **1,560 sq. ft.**
Proposed Business: **Salon-Facial/Body Waxing**

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

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 **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.

PUBLIC COMMENTS - None

COMMENTS OF BOARD MEMBERS

Mr. Carey said the Ramsey Environmental Commission is co-sponsoring with the Ramsey Juniors a Ramsey Clean-up Day on Saturday, April 18, 2020 from 10 am to 2 pm starting at Ramsey Rescue.

ORDINANCES - None

PUBLIC HEARING

Ramsey Center II, LLC
Block 4704, Lot 14; 755 Route 17 South
Amended Site Plan/Variance

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

James J. Delia, Esq. of Wells, Jaworski & Liebman, LLP, 12 Route 17 North, Paramus, N.J. appeared on behalf of the applicant. **Mr. Delia** presented the following exhibits:

- Exhibit A-1 County of Bergen Department of Planning & Engineering Exemption, dated July 25, 2019
- Exhibit A-2 Bergen County Soil Conservation District Approval, dated August 21, 2019
- Exhibit A-3 Site Plan, dated September 20, 2019
- Exhibit A-4 Proposed Planting Plan, revised August 22, 2019
- Exhibit A-5 Color Rendering of Site Plan
- Exhibit A-6 Color Rendering of Landscaping Plan
- Exhibit A-7 Mercury Environmental Letter, dated November 11, 2019
- Exhibit A-8 Architectural Plan, dated January 8, 2020
- Exhibit A-9 Photo
- Exhibit PB-1 Correspondence of David A. Hals, dated January 29, 2020
- Exhibit PB-2 Correspondence of Crew Engineering, Inc., dated February 20, 2020
- Exhibit PB-3 Memorandum of Captain David Stitz, Ramsey PD, dated February 20, 2020

TESTIMONY OF THOMAS ASHBAHIAN

Thomas Ashbahian of 39 Spring Street, Ramsey, N.J. was sworn in and deemed an expert in engineering, architecture and planning. **Mr. Ashbahian** described the existing and proposed conditions. **Mr. Ashbahian** said that they are requesting variances as follows:

1. Parking setback from State Highway at 12 feet where 20 feet is required.
2. Pylon sign setback to property at 1 foot where 10 feet is required.
3. Off-street parking requirements where 21 spaces are proposed and 26 spaces are required.

Mr. Ashbahian said they will comply with the size of the pylon sign to 40 sf. **Mr. Ashbahian** said the existing site covered by landscaping is at 17% and the proposed site improvements will increase the landscaped area to 34.1% where 30% is required. **Mr. Ashbahian** said that they will be moving 251 cubic yards of soil. **Mr. Ashbahian** said that they will comply with Comments 13-24 of Mr. Hals' review letter dated January 29, 2020. **Mr. Delia** asked **Mr. Ashbahian** to review the proposed lighting. **Mr. Ashbahian** did so. **Mr. Ashbahian** described the proposed landscaping.

BOARD QUESTIONS

Mr. Carey asked **Mr. Ashbahian** where the underground oil tanks were. **Mr. Ashbahian** said that there were two (2) oil tanks removed and showed **Mr. Carey** their location. **Mr. Delia** said that the Exhibit A-7 is a letter from the Licensed Site Remediation Professional (LSRP), Mercury Environmental dated November 11, 2019.

PUBLIC QUESTIONS - None

TESTIMONY OF RAYNOLDO NEGRON

Mr. Negron of 3111 Allegheny Avenue, Philadelphia, P.A. was sworn in. **Mr. Negron** said that he's the Regional Manager for Pep Boys. **Mr. Negron** said that Pep Boys stores have been around for over 100 years and have over 1,000 locations nationwide. **Mr. Negron** said they are now focusing on the service end and they will not be involved with any retail sales. **Mr. Negron** said that they will not be doing any bodywork, large scale repairs or washing or detailing of vehicles. **Mr. Negron** described a typical oil change. **Mr. Negron** said that they will be open

from Monday to Friday, 7:00 am to 7:00 pm, Saturday 7:00 am to 6:00 pm and Sunday 9:00 am to 6:00 pm.

BOARD QUESTIONS

Chairman Iorio asked **Mr. Negron** to describe the type of services that they will be performing. **Mr. Negron** did so. **Chairman Iorio** asked **Mr. Negron** if there are a total of six (6) employees. **Mr. Negron** said yes. There will be three (3) employees at the bays and three (3) employees at the front. **Chairman Iorio** asked **Mr. Negron** how many cars are serviced per day. **Mr. Negron** said approximately fifteen cars per day. **Chairman Iorio** asked **Mr. Negron** what time of day do most deliveries occur. **Mr. Negron** said they will occur in the morning. **Ms. Cusick** inquired about the types of compressed gases that are used. **Mr. Negron** said they use air compressors and torches. **Mr. Carey** had concerns with the noise. **Mr. Negron** replied that the only noise would be from the air gun when changing tires. **Mr. Negron** said that they only use the air gun when they take the tires off. They manually put them back on. **Chairman Iorio** asked **Mr. Negron** if he aware of comment on Crew's Engineering correspondence letter dated February 20, 2020, Exhibit PB-2, where it refers to floor drains discharge not showing on the plans. **Mr. Whitaker** said that a stipulation would be that there will be no floor drains. **Mr. Whitaker** asked **Mr. Negron** which day of the week is the busiest. **Mr. Negron** said Monday, Friday, Saturday and Sunday. **Mr. Whitaker** asked **Mr. Negron** at the busiest time will all five (5) bays be used. **Mr. Negron** said yes. **Mr. Whitaker** asked **Mr. Negron** how customers will be waiting when all five (5) bays are being used. **Mr. Negron** said customers are in and out all day so that there is no backup in the waiting room. They usually service approximately fifteen cars per day. **Mr. Whitaker** asked **Mr. Negron** how many times they experience a customer leaving a car to be serviced and returning later on in the day. **Mr. Negron** said out of the fifteen cars that they service per day approximately two (2) may be left in that scenario.

PUBLIC QUESTIONS - None

Mr. Ashbahian was previously sworn in an expert in Planning. **Mr. Delia** said they will be eliminating parking space #10 and withdrawing the need for that variance. **Mr. Ashbahian** said that they are now requesting two (2) variances. The first one is for 20 parking spaces where 26 spaces are required and the second is for a 1 foot setback for the pylon sign where 10 feet is required. **Mr. Ashbahian** said the property is irregular shaped and the only viable spot for the pylon sign is on the far end of the property. **Mr. Ashbahain** said that there are plenty of parking spaces on site for this type of operation.

BOARD QUESTIONS - None

PUBLIC QUESTIONS - None

PUBLIC COMMENTS - None

A motion to approve the application subject to the conditions listed below was made by **Mr. Carey**, seconded by **Ms. Cusick**.

Conditions: Tire Changes, light maintenance. No bodywork or large scale repairs
No washing of vehicles
No Retail sales
Elimination of parking space #10
Façade with be in conformity with the Ordinance

Planning Board will retain jurisdiction for signage
Board on Board new fence
Lighting adjusted 6 months after installation if determined that modifications need to be made by the Board Engineer
No floor drain
Hours of Operation: Monday to Friday, 7:00 am to 7:00 pm, Saturday 7:00 am to 6:00 pm and Sunday 9:00 am to 6:00 pm.
No outdoor storage of tires
Sprinkler system for landscaping

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.

Committee Reports:

Subdivision Committee: Nothing to report
Application Review Committee: **Next Meeting: March 12, 2020 @ 12:00 P.M.**
Finance Committee: Vouchers/Performance Bonds/Letter of Credit:
Motion was made by **Ms. Cusick** seconded by **Mr. Garbasz** and was carried to approve the 03/03/20 **CONSENT RESOLUTION** recommending to the Mayor & Council payment of vouchers. All in favor. **Carried.**
Master Plan & Zoning Committee: Nothing to report
Procedures Committee: Nothing to report
Capital Improvement & Public Lands: Nothing to report

RESOLUTIONS

Lithia Northeast Real Estate, LLC-Toyota
1096 Route 17 North; Amended Site Plan/Variance

A motion to waive the reading of the resolution was made by **Mr. Carey**, seconded by **Ms. Cusick**. All in favor. **Carried.**

A motion to approve the resolution as drawn was made by **Ms. Cusick** seconded by **Ms. Green**.

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

Carried.

Lithia Northeast Real Estate, LLC-Lexus
1000 Route 17 North; Amended Site Plan/Variance

A motion to waive the reading of the resolution was made by **Ms. Cusick**, seconded by **Mr. Carey**. All in favor. **Carried.**

