

RAMSEY PLANNING BOARD
MINUTES OF MEETING HELD ON APRIL 19, 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 04/05/2022 was made by Mr. Carey, seconded by Mr. Verdone. All eligible members voted in favor. **Carried.**

CORRESPONDENCE - None

WAIVER APPLICATIONS

Applicant: New Jersey Behavioral Health, P.C.
Location: 70 Hilltop Road
Leased Area: 1,150 sq. ft.
Proposed Business: Mental Health Counseling

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

Applicant: Norex Flavours & Fragrances LLC
Location: 79 N. Franklin Turnpike, Suite 105
Leased Area: 110 sq. ft.
Proposed Business: Sales Office

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

Applicant: Empower Me Counseling & Consultation Service LLC
Location: 300 Lake Street, Suite A-C
Leased Area: 261 sq. ft.
Proposed Business: Office

The office will be open 6 days a week, Monday through Saturday 9:00 AM to 9:00 PM. The number of employees is 1 F/T and the number of parking spaces is 2.

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. 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 COMMENTS - None

COMMENTS OF BOARD MEMBERS - None

ORDINANCES - None

PUBLIC HEARING

Brian & Heather Heaney
Block 1701, Lot 8.03; 12 Hosking Way
Soil Movement

Mr. & Mrs. Heaney were present. Terry Beltramini of Greenbelt Landscapes represented the applicants. Mr. Beltramini said that the application is for soil movement for a swimming pool and covered porch. Mr. Beltramini said that the proposed construction will require the soil movement of 461 cy of soil. The proposed soil movement is calculated as 209 cy of fill for grading, 252 cy of cut from grading for a total of 461 cy. The proposed project will require 42 cy of soil to be exported from the site or approximately three truckloads.

BOARD QUESTIONS

Chairman Iorio asked Mr. Beltramini to describe the location of the silt fencing. Mr. Beltramini did so. Chairman Iorio asked Mr. Beltramini the number of trucks used and for how long. Mr. Beltramini said it will probably be one truck for about two hours. Chairman Iorio asked Mr. Beltramini to describe the proposed truck route. Mr. Beltramini said that the truck route would be heading south on Hosking Way toward Darlington Ave. to Campgaw Road to 53 Meadowlake Drive in Mahwah. Mr. Carey asked Mr. Beltramini about tree removal. Mr. Beltramini said that they have applied to the Shade Tree Commission for a tree permit. Mr. Beltramini said that they are proposing to remove eight trees, two of which are dead. The other six are within the allowable permit. Chairman Iorio asked Mr. Beltramini to review the stormwater runoff. Mr. Beltramini did so. Councilwoman Cusick asked Mr. Hals if he is satisfied with the testimony as per his comment #12 on his review letter dated April 6, 2022. Mr. Hals said yes.

PUBLIC QUESTIONS - None

PUBLIC COMMENTS - None

A motion to approve the application was made by Mayor Dillon, seconded by Councilwoman Cusick.

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.

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.