

**RAMSEY PLANNING BOARD**  
**MINUTES OF MEETING HELD ON MAY 4, 2021**

**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.

<b>MEMBERS</b>	<b>PRESENT</b>	<b>ABSENT</b>
<b>Mr. Carey</b>	<b>X</b>	
<b>Councilwoman Cusick</b>	<b>X</b>	
<b>Mr. Garbasz</b>	<b>X</b>	
<b>Mr. Strollo</b>	<b>X</b>	
<b>Mr. Verdone</b>	<b>X</b>	
<b>Mr. Zabala</b>	<b>X</b>	
<b>Mayor Dillon</b>	<b>X</b>	
<b>Chairman Iorio</b>	<b>X</b>	

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

**APPROVAL OF MINUTES**

A motion to approve the minutes of April 6, 2021, was made by **Councilwoman Cusick**, seconded by **Mayor Dillon**. All eligible members voted in favor. **Carried**.

**CORRESPONDENCE** - None

**WAIVER APPLICATIONS**

**Applicant:** FMD Trading  
**Location:** 663 E. Crescent Avenue  
**Leased Area:** 163 sq. ft.  
**Proposed Business:** Office

The office will be open 6 days a week, Monday through Saturday 9:00 AM to 5:00 PM. The number of employees is 1 F/T and the number of parking spaces is 1.

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**Applicant:** Skin & Laser Center of NJ LLC  
**Location:** 500 N. Franklin Tpke.  
**Leased Area:** 5,902 sq. ft.  
**Proposed Business:** Dermatologist Office

The office will be open 5 days a week, Monday through Friday 6:30 AM to 8:00 PM. The number of employees is 14 F/T and 1 P/T and the number of parking spaces is 39.

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**Applicant:** Prospect Auto NY Inc.  
**Location:** 700 Lake Street, Suite G  
**Leased Area:** 2,407 sq. ft.  
**Proposed Business:** Office

The office will be open 5 days a week, Monday through Friday 9:00 AM to 7:00 PM. The number of employees is 4 F/T and the number of parking spaces is 12.

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**Applicant:** American Pile LLC  
**Location:** 19 Spear Road, Suite 301  
**Leased Area:** 1,555 sq. ft.  
**Proposed Business:** Construction Office

The office will be open 6 days a week, Monday through Saturday 6:00 AM to 8:00 PM. The number of employees is 2 F/T and 4 P/T and the number of parking spaces is 8.

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**Applicant:** Mirprod LLC  
**Location:** 300 Lake Street, Suite B-1  
**Leased Area:** 481 sq. ft.  
**Proposed Business:** Online Amazon Seller

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 3.

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**Applicant:** King Crash Auto Collision LLC  
**Location:** 99 West Main Street  
**Leased Area:** 4,500 sq. ft.  
**Proposed Business:** Auto Body

The business will be open 6 days a week, Monday through Saturday 8:00 AM to 7:00 PM. The number of employees is 2 F/T and the number of parking spaces is 11.

CONDITIONS: 1. Seven (7) parking spaces in the front of the building and along the west side will be striped. 2. "No parking" zone will be designated in the front of the building where pumps were. 3. Dumpster will be screened with a temporary moveable screen that goes back after trash removal. 4. No outside storage.

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A motion to approve the waivers, subject to the approval of the Construction Official, Board of Health and Fire Official, was made by **Mayor Dillon**, seconded by **Mr. Carey**.

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

**NAYES:**

**ABSTAIN:**

**ABSENT:**

**Carried.**

**OUTDOOR DINING IN ACCORDANCE WITH EXECUTIVE ORDER #150**

**Applicant: Main Plaza Associates-Outdoor Dining**

**Location: 86-130 E. Main Street**

**Chairman Iorio** recused himself from this application.

**Kristie Messano** said that they would like permission for outdoor dining in the parking lot. They were approved last year and as per a recent Resolution of Approval for Main Plaza Associates, they were required to appear again before the Planning Board for approval. As per several Board member concerns regarding the deficient parking, Ms. Messano has agreed to appear before the Board, including the landlord of Main Plaza Associates, should Kalea Wines open their business prior to October 1, 2021.

A motion to approve the special outdoor dining was made by Mayor Dillon, seconded by Councilwoman Cusick.

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

**NAYES:**

**ABSTAIN:**

**ABSENT:**

**Carried.**

**PUBLIC COMMENTS** - None

**COMMENTS OF BOARD MEMBERS** - None

**ORDINANCES** - None

**PUBLIC HEARING** - None

**Committee Reports:**

Subdivision Committee: Nothing to report

Application Review Committee: **TBD**

Finance Committee: Vouchers/Performance Bonds/Letter of Credit:

Motion was made by **Mr. Carey**, seconded by **Mr. Verdone** and was carried, to approve the 05/04/21 **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**

Clint Lynch-Soil Movement  
39 Grove Street, Block 1702, Lot 2.19

A motion to waive the reading of the resolution was made by **Mayor Dillon** seconded by **Councilwoman Cusick**. All in favor. **Carried**.

A motion to approve the resolution as drawn was made by **Mr. Strollo**, seconded by **Mr. Verdone**.

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

**Carried:**

Craig & Elisa Zurlini  
7 Alida Place, Block 1602, Lot 3

A motion to waive the reading of the resolution was made by **Councilwoman Cusick** seconded by **Mayor Dillon**. All in favor. **Carried**.

A motion to approve the resolution as drawn was made by **Councilwoman Cusick** seconded by **Mr. Verdone**.

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

**Carried:**

**NEW BUSINESS** - None

**OLD BUSINESS** - None

**ADJOURNMENT**

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