

RAMSEY PLANNING BOARD
MINUTES OF MEETING HELD ON MAY 17, 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 05/03/2022 was made by Mr. Carey, seconded by Mr. Zabala. All eligible members voted in favor. **Carried.**

CORRESPONDENCE - None

WAIVER APPLICATIONS

Applicant: Wellness Counseling of Bergen County LLC
Location: 470 N. Franklin Turnpike
Leased Area: 2,175 sq. ft.
Proposed Business: Counseling Office

The office will be open 6 days a week, Monday through Friday 9:00 AM to 8:00 PM and Saturday mornings. The number of employees is 10 F/T and 5 P/T and the number of parking spaces is 15.

Applicant: Roaring Whisper Speech Therapy LLC
Location: 145 N. Franklin Tpke.
Leased Area: 168 sq. ft.
Proposed Business: Speech Therapy

The office hours will vary. The number of employees is 1 and the number of parking spaces is 1.

Applicant: Ramsey Tap Room, LLC
Location: 1315 State Highway 17
Leased Area: 6,300 sq. ft.
Proposed Business: Restaurant/Bar

The restaurant/bar will be open 7 days a week, Monday through Sunday 12:00 PM to 12:00 AM. The number of employees is 8 F/T and 2 P/T and the number of parking spaces is 181.

Applicant: Lettuce Inn Juice Bar
Location: 30 E. Main Street

Outdoor dining approved for 2 tables to accommodate 2 people on the sidewalk facing Main St.

A motion to approve the waivers, subject to the approval of the Construction Official, Board of Health and Fire Official, was made by Mr. Palumbo, seconded by Mr. Zabala.

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

NAYES:

ABSTAIN: *Mr. Carey abstain to Ramsey Tap Room, LLC

ABSENT:

Carried.

PUBLIC COMMENTS - None

COMMENTS OF BOARD MEMBERS - None

ORDINANCES - None

PUBLIC HEARING

Housing Authority of Bergen County – DeSimone Court
Block 3701, Lot 3; 801-906 DeSimone Court

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

Karl P. Kemm, Esq. of McManimon, Scotland & Baumann, 75 Livingston Ave., Roseland, N.J. appeared on behalf of the applicant. Mr. Kemm presented the following exhibits:

Exhibit A-1 Site plan last revised May 4, 2022

Mr. Kemm said that the proposal is to convert an existing playground into an eight space parking lot.

TESTIMONY OF VINCENT M. BUFIS

Mr. Bufis was sworn in. Mr. Bufis said he is employed by the Housing Authority of Bergen County as the Director of Operations. Mr. Bufis said there has been a history of parking issues for residents at this facility. Mr. Bufis said there's a small playground towards the end of the parking lot which has not been used in many years. Mr. Bufis said that they were looking to create additional parking spaces. Mr. Bufis said that they held a tenant meeting specifically to address and discuss this proposed project and there were no objections from the residents who attended the meeting to replace the playground with the parking spaces.

BOARD QUESTIONS

Chairman Iorio asked Mr. Bufis if anyone raised any concerns at the meeting. Mr. Bufis said no.

PUBLIC QUESTIONS - None

TESTIMONY OF RICHARD B. SCHOMMER, JR.

Mr. Schommer of H2M Associates, 119 Cherry Hill Road, Parsippany, N.J. was sworn in and deemed an expert in engineering and planning. Mr. Schommer described the existing conditions. Mr. Schommer said that the site contains two buildings; one building on the eastern side and one on the western side. Each have six units for a total of twelve existing multifamily housing units. Mr. Schommer said that the current parking lot contains 19 parking spaces and at the end of the parking lot is a playground area. Mr. Schommer said that the proposal is to replace the playground with an expanded parking area. Mr. Schommer said that there's a unit at the end of the building on the western side which is being made ADA accessible. Currently, there are no ADA accessible parking spaces in the lot. Mr. Schommer said that the proposed plan is to expand the parking from nineteen existing parking spaces and add eight new spaces. Two of the new spaces will be ADA accessible parking spaces. Mr. Schommer said that 29 parking spaces are required and they are proposing 27. Mr. Schommer said that they will be bringing the property more into conformity with the parking requirement. Mr. Schommer said that they are requesting two other variances. One is for lot coverage of 52.2% where 50% is permitted and the other is for 6.7' parking setback to the property line where 10' is required. Mr. Kemm asked Mr. Schommer if they can meet all the requirements of Mr. Hals review dated May 2, 2022. Mr. Kemm said yes. Mr. Schommer reviewed the soil movement.

BOARD QUESTIONS

Chairman Iorio asked Mr. Schommer how are the parking spaces allocated to the units. Mr. Bufis said that one parking space per tenant is assigned as they move in. Mr. Bufis said that the handicap spaces will be on first-come, first-served basis. Chairman Iorio had a concern with the proposed aisle width at 24' vs. 21' which is currently existing. Mr. Hals recommends the 24' aisle width to make it easier for cars to back out. Mr. Hals had a concern with the lighting diagram. Mr. Kemm said that will be able to add a light as required by Mr. Hals. Mr. Hals also recommended moving the drive aisle in would reduce the impervious coverage and increase the

green coverage. Chairman Iorio asked Mr. Schommer to review the soil movement. Mr. Schommer did so. Mr. Carey asked Mr. Schommer if the four foot high retaining wall will have a four foot fence installed on top of the retaining wall. Mr. Schommer said yes. Mr. Hals asked Mr. Schommer the fence type. Mr. Schommer said that they are proposing a post in rail fence. Councilwoman Cusick asked Mr. Schommer to review the direction of the stormwater. Mr. Schommer did so.

PUBLIC QUESTIONS - None

PUBLIC COMMENTS - None

Mr. Whitaker suggested that before the Resolution gets adopted, the applicant's engineer prepare revisions to the plan. Mr. Hals can review them and confirm that they are acceptable.

A motion to approve the application with a revised plan to meet the conditions and stipulations was made by Mr. Carey, seconded by Councilwoman Cusick.

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

NAYES:
ABSTAIN:
ABSENT:

Carried.

Gabrellian Associates
Block 4203, Lots 1 & 2.01; 1255 Route 17 South

Mr. Iorio was recused.

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

Bruce R. Rosenberg, Esq. of Winnie Banta Basralian & Kahn, 21 Main Street, Hackensack, N.J. appeared on behalf of the applicant. Mr. Rosenberg presented the following exhibits:

- Exhibit A-1 Site Plan last revised May 4, 2022
- Exhibit A-2 Architectural plan last revised April 21, 2022

TESTIMONY OF ANDREW MISSEY

Andrew Missey of Lapatka Associates, 12 Route 17 North, Paramus, N.J. was sworn in and deemed an expert in engineering. Mr. Missey described the existing and proposed conditions. Mr. Missey said the proposal is for DSW to move into the existing retail space that the former Modell's and Dressbarn occupied. Burlington will occupy the current DSW space. Mr. Missey described the changes to the exterior at the rear of the proposed DSW and Burlington spaces.

BOARD QUESTIONS

Mr. Carey asked Mr. Missey if there will be screening around the compactors. Mr. Missey said yes. Mr. Carey suggested that employees park in the rear of the building. Mr. Rosenberg said that all leases require tenant employees to park in the rear of the center. Councilwoman Cusick asked Mr. Missey if they will comply with Crew's review letter. Mr. Rosenberg said yes. Mr. Carey asked Mr. Hals if all the items in his review have been addressed. Mr. Hals said yes.

PUBLIC QUESTIONS - None

TESTIMONY OF WILLIAM DAHN

William Dahn of 216 Route 17 North, Rochelle Park, N.J. was sworn in and deemed an expert in architecture. Mr. Dahn said the proposal is to raise the façade along the DSW space and carry it over into the corner over the Michael’s space. Mr. Dahn said that the height will increase about four feet higher than the existing façade. Mr. Dahn said they are proposing 123 sf where 40 sf is permitted. Mr. Dahn said that they are proposing a Burlington sign at 405 sf where 40 sf is permitted. Mr. Dahn said that the measurement is taken with the biggest box around the furthest lettering.

BOARD QUESTIONS

Mr. Carey had a concern regarding the proposed height of the Burlington sign. Councilwoman Cusick also has a concern regarding the proposed height of the Burlington sign. Mr. Verdone said from a visual point of view, and from the proportion of the building, the architect has done a very good job, in his opinion, of getting the right size of signage for that building. Mr. Zabala and Mr. Strollo agree with Mr. Verdone. Mr. Hals commented that the Burlington sign itself is much smaller than the box that encloses it. He noted that there was a lot of dead space because they are using lowercase lettering. Mr. Hals said that if the framing was lowered to the lettering the whole sign would be approximately 105 sf. Mr. Hals said that the Ordinance isn’t written that way, but there’s no real definition of how you get to the area of a sign. Mr. Whitaker said that the Ordinance is very old and hasn’t been reviewed in years. Councilwoman Cusick has expressed a concern about the DSW proposed sign size.

PUBLIC QUESTIONS - None

PUBLIC COMMENTS - None

After a five-minute adjournment, Mr. Rosenberg said that they like to reduce the size of both signs. Mr. Dahn said that they can lower the letter height on the DSW sign by 5% or approximately 116 sf. Councilwoman Cusick said that 5% reduction is hard for her to visualize. Mr. Garbasz had a concern that there have been a lot of changes to convert two or three stores into one and what would happen if the unit gets split back into two or three stores. Mr. Garbasz said now you have a higher façade in this corner and it will be out of proportion with the rest of the stores. Mr. Rosenberg said that they have a big user and this is the ideal situation for them. Mr. Dahn said that they can reduce the Burlington sign by 10% or approximately 360 sf.

Mr. Whitaker suggested that before the Resolution gets adopted, the applicant’s engineer prepare revisions to the plan. Mr. Hals can review them and confirm that they are acceptable.

A motion to approve a 5% sign reduction on DSW was made by Mr. Palumbo, seconded by Mr. Carey.

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

Carried.

A motion to approve a 10% sign reduction on Burlington was made by Mr. Carey, seconded by Mr. Garbasz.

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

Carried.

WAIVER APPLICATIONS

Applicant: DSW Shoe Warehouse Inc.
Location: Interstate Shopping Center
Leased Area: 20,748 sq. ft.
Proposed Business: Retail Shoe Store

The store will be open 6 days a week, Monday through Saturday standard hours. The number of parking spaces is 104.

Applicant: Burlington Coat Factory Warehouse Corporation
Location: Interstate Shopping Center
Leased Area: 24,267 sq. ft.
Proposed Business: Retail sale of coats and accessories

The store will be open 6 days a week, Monday through Saturday standard hours. The number of parking spaces is 104.

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. Palumbo, Mr. Strollo, Mr. Zabala, Mr. Verdone, Mayor Dillon
NAYES:
ABSTAIN: Chairman Iorio
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

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

A motion to waive the reading of the resolution was made by Councilwoman Cusick, seconded by Mr. Palumbo.

A motion to approve the resolution as drawn was made by Mayor Dillon, seconded by Councilwoman Cusick.

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

Carried.

NEW BUSINESS - None

OLD BUSINESS - None

ADJOURNMENT

A motion was made by Mr. Carey, seconded by Mr. Stollo to adjourn the regular meeting at 10:05 P.M.