

RAMSEY PLANNING BOARD
MINUTES OF MEETING HELD ON JUNE 7, 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	Left at 8:10 pm	
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 05/17/2022 was made by Councilwoman Cusick, seconded by Mr. Zabala. All eligible members voted in favor. **Carried.**

CORRESPONDENCE - None

WAIVER APPLICATIONS

Applicant: D.M. Frangrances & Cosmetics, Inc.
Location: 1000C Lake Street, Suite 1000C2 & 1000C9
Leased Area: 453 sq. ft.
Proposed Business: Import, Export & Wholesale Office

The office will be open 6 days a week, Monday through Saturday 9:30 AM to 6:00 PM and Saturday mornings. The number of employees is 2 F/T and the number of parking spaces is 3.

Applicant: Synergy Commercial & Residential Contractors LLC
Location: 25 Arrow Road
Leased Area: 500 sq. ft.
Proposed Business: Landscape

The business will be open 5 days a week, Monday through Friday 8:00 AM to 5:00 PM and Saturday mornings. The number of employees is 6 F/T.

Applicant: Coronato Stretchlab Ramsey, LLC
Location: 1300 Route 17 North
Leased Area: 1,800 sq. ft.
Proposed Business: Studio providing customized assisted-stretch sessions

The business will be open 7 days a week, Monday through Sunday 8:00 AM to 8:00 PM. The number of employees is 2 F/T and 10 P/T and the number of parking spaces is 9.

Applicant: SideBar Advisors
Location: 500 Franklin Tpke.
Leased Area: 625 sq. ft.
Proposed Business: Financial Planning

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 4.

Applicant: Sam Hedaya Corp.
Location: 200 Williams Drive
Leased Area: 28,275 sq. ft.
Proposed Business: Wholesale/Distribution of linens

The business will be open 6 days a week, Monday through Saturday 8:30 AM to 4:00 PM. The number of employees is 11 F/T and the number of parking spaces is 83.

Subject to the following condition:
No Retail Operations

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, Councilwoman Cusick, Mr. Garbasz,
Mr. Palumbo, Mr. Strollo, Mr. Zabala
Chairman Iorio, Mayor Dillon

NAYES:

ABSTAIN:
ABSENT: Mr. Verdone

Carried.

Applicant: Evergreen Kids Academy Inc.
Location: 18 N. Spruce Street
Leased Area: 2,836 sq. ft.
Proposed Business: Childcare Service

The business will be open 5 days a week, Monday through Friday 8:00 AM to 8:00 PM. The number of employees is 3 F/T and 2 P/T and the number of parking spaces is 10.

Subject to the following conditions:

Fire Subcode Official requirements and inspections.

Parents are required to park in back and walk children into the building for drop-off and pickup.

Not to recommend parking on street or at the lot across the street since there's no crosswalk.

Amended Site Plan is required for any proposed outdoor play area.

All Borough Official requirements and inspections.

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, Mr. Garbasz, Mr. Palumbo, Mr. Strollo,
Mr. Zabala

NAYES: Councilwoman Cusick, Chairman Iorio

ABSTAIN: Mayor Dillon

ABSENT: Mr. Verdone

Carried.

Mayor Dillon had internet issues and left the meeting at 8:10 pm.

PUBLIC COMMENTS - None

COMMENTS OF BOARD MEMBERS - None

ORDINANCES - None

PUBLIC HEARING

Chick-fil-A - Continuation

Block 4705, Lot 6; 726 State Highway 17

Stephen F. Hehl of Javerbaum Wurgaft, 370 Chestnut Street, Union, N.J. appeared on behalf of the applicant.

Mr. Whitaker said that our traffic consultant had visited the site today and the Board has been made aware that some modifications have been made to the previously approved site plan. Mr. Whitaker said that when there are zoning violations found upon an inspection, a hearing is not deemed to be complete and taken off the agenda until the zoning violations are rectified. Mr. Hehl said that they feel that it's not a significant change. Mr. Hehl said from his understanding, the stop sign came down in inclement weather, it wasn't purposely taken down. Mr. Whitaker said that he doesn't know how inclement weather limited the painting that said "Stop". Mr. Hehl said that was done in an effort to make the site function better, not realizing that it would trigger

any type of violation. Mr. Whitaker said that was part of the original site plan approval where it was reviewed by the Borough and required certain safety aspect to exist on site. Mr. Whitaker said that the property owner is not permitted to unilaterally decide that there's a better alternative without getting permission from the Borough. Mr. Whitaker said that his concern is that this not something that the Board can permit to remain.

TESTIMONY OF RAYMOND COWAN

Raymond Cowan was sworn in. Mr. Cowan said that he was selected to be the owner/operator of the Chick-fil-A restaurant that opened in 2019. Mr. Cowan said the parking lot had not been sealed and striped since they opened and it was long overdue. Mr. Cowan said that he received a call Sunday morning that the contractor was coming to seal and stripe the lot. Mr. Cowan said that when it came to the stop sign, which had blown down over a year ago, he asked them to paint over it because it was nonfunctional to us. Mr. Cowan said that as people enter, they stack two lanes immediately into the drive-thru. It's extremely rare and they have very limited cars coming into the direction to where that stop sign was. Mr. Cowan said that he didn't realize the implication of what that would be regarding the site plans. Mr. Cowan said that he could get everything painted back exactly as it was. Mr. Cowan said that it was done as an effort to keep the parking lot as clear as it can be because there are at times when guests enter the lot, they don't immediately know where the drive-thru line is queued. Mr. Cowan said that he simply asked them to have those lines designated to bring guests immediately forward into the drive-thru area to create two lanes so traffic wouldn't stack up. Chairman Iorio asked Mr. Cowan if the two yellow "drive-thru" signs on the pavement are in the exact location where they were before. Mr. Cowan said that the one to the left was added. Mr. Cowan said that he asked them to add that simply because in his experience when guests pull in and they create a single line and that single line will carry all the way to the entrance and cause unnecessary backup on Route 17. The second "drive-thru" lettering was simply added in an effort for it to be clear for guests to create two lanes to prevent any backups into the entrance. Chairman Iorio had a concern with the striped changes to the parking lot. Chairman Iorio said that the changes were not what was originally approved. Mr. Cowan said that it was his intent to work with the lot as much as possible to be the safest and most efficient that they can be in the intersection where they are located. Chairman Iorio said that plans that were submitted for the hearing does not show what's there today because it was changed. Councilwoman Cusick asked Mr. Cowan if any other signs in the lot were impacted due to inclement weather. Mr. Cowan said no. Mr. Hehl said that they were as surprised as the Board when they were notified of the changes. Mr. Hehl said that while it doesn't excuse changing or making the modifications, the commitment to immediately restore it back to the way the site plan was originally approved would at least rectify that item so that they can proceed with the hearing. Chairman Iorio opened it up to the Board for discussion on whether to proceed with the hearing. Mr. Palumbo said that he would like the plans to go back to what was originally approved. Mr. Garbasz agrees with Mr. Palumbo. Mr. Carey also agrees with not moving forward. Mr. Whitaker suggested that the applicant's engineer certify that the plan that was previously approved by the Zoning Board of Adjustment in 2019 including all the striping, signage, and all the other requirements in the Resolution of Approval currently exist on the site. Mr. Whitaker suggested that if they are not, to present a plan that says these are the things that have been eliminated from that approval. Mr. Whitaker said that a situation is now created where the plans that were submitted to the Board are suspect. Councilwoman Cusick agreed. Councilwoman Cusick asked Mr. Cowan if the restaurant permits people to dine in. Mr. Cowan said that they are working to bring back inside seating. They currently just have an outdoor area. Mr. Hehl said that they would like to carry the application and immediately have the striping that was redone restored to what it was under the approved site plan. Mr. Hehl said

ADJOURNMENT

A motion was made by Mr. Palumbo, seconded by Councilwoman Cusick to adjourn the regular meeting at 9:30 P.M.