

RAMSEY PLANNING BOARD
MINUTES OF MEETING HELD ON JULY 19, 2022

REGULAR MEETING

Vice Chairman Carey called the regular meeting of the Ramsey Planning Board to order at or around 7:30 p.m. **Vice Chairman Carey** announced that the meeting is being conducted via teleconferencing due to the COVID-19 restrictions.

PLEDGE OF ALLEGIANCE

Mr. Verdone led the Pledge of Allegiance.

ANNOUNCEMENT BY VICE CHAIRMAN CAREY

This meeting is being held in accordance with the Sunshine Law. **Vice Chairman Carey** 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 06/21/2022 was made by Mr. Verdone, seconded by Mayor Dillon. All eligible members voted in favor. **Carried.**

CORRESPONDENCE - None

WAIVER APPLICATIONS

Applicant: Ramsey Care, LLC

Location: 950 NJ 17

Leased Area: 3,600 sq. ft.

Proposed Business: Urgent care services

The business will be open 7 days a week, Monday through Sunday 8:00 AM to 8:00 PM. The number of employees is 12 F/T and the number of parking spaces is 24.

Applicant: CSC Holding, LLC

Location: 233 N. Franklin Tpke.

Leased Area: 2,785 sq. ft.

Proposed Business: Cell phone service and sales

The business will be open 7 days a week, Monday through Sunday 10:0 AM to 6:00 PM. The number of employees is 7 F/T and the number of parking spaces is 14.

Applicant: Manhattan Wine Company, LLC

Location: 200 Williams Drive

Leased Area: 20, 105 sq. ft.

Proposed Business: Wine Storage

The business will be open 5 days a week, Monday through Friday 8:00 AM to 5:00 PM. The number of employees is 10 F/T and 5 P/T and the number of parking spaces is 61.

Applicant: Seckin Pain Management, LLC

Location: 470 Franklin Tpke.

Leased Area: 3,000 sq. ft.

Proposed Business: Medical Doctors 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 3 F/T and the number of parking spaces is 20.

Applicant: Happy Paws Animal Clinic, LLC

Location: 5 S. Franklin Tpke.

Leased Area: 1,700 sq. ft.

Proposed Business: Animal care

The office will be open 6 days a week, Monday through Saturday 9:00 AM to 6:00 PM. The number of employees is 2 F/T and the number of parking spaces is 20.

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. Palumbo.

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

NAYES:

ABSTAIN:

ABSENT: Mr. Zabala, Chairman Iorio

Carried.

PUBLIC COMMENTS - None

COMMENTS OF BOARD MEMBERS - None

ORDINANCES - None

PUBLIC HEARING - None

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(S) - None

NEW BUSINESS - None

OLD BUSINESS

Chick-fil-A-Block 4705, Lot 6; 726 State Highway 17

Amended Site Plan/Variance - Carried to August 2, 2022

No notices are required.

ADJOURNMENT

A motion was made by Mr. Palumbo, seconded by Councilwoman Cusick to adjourn the regular meeting at 8:00 P.M.