

RAMSEY PLANNING BOARD
MINUTES OF MEETING HELD ON AUGUST 15, 2023

REGULAR MEETING

Chairman Iorio called the regular meeting of the Ramsey Planning Board to order at 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.

MEMBERS	PRESENT	ABSENT
Mr. Carey	X	
Councilwoman Cusick		X
Mr. Garbasz		X
Mr. Grissoni, Alt 1	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 07/18/23 was made by Mayor Dillon, seconded by Mr. Carey. All eligible member voted in favor. Carried.

CORRESPONDENCE - None

WAIVER APPLICATIONS

Applicant: Heather L. Vignali, LPC, LLC
Location: 79 N. Franklin Turnpike, Suite 200A
Leased Area: 115 sq. ft.
Proposed Business: Mental Health Counseling

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

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, Mr. Grissoni, Mr. Palumbo, Mr. Verdone,
Mr. Zabala, Mayor Dillon, Chairman Iorio

NAYES:

ABSTAIN:

ABSENT: Councilwoman Cusick, Mr. Garbasz, Mr. Strollo

Carried.

PUBLIC COMMENTS - None

COMMENTS OF BOARD MEMBERS - None

ORDINANCES - None

PUBLIC HEARING

I.G.S. Associates, LLC
Block 3702, Lot 12 ; 470 N. Franklin Tpke
Amended Site Plan/Variances

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

Summary:

The applicant is seeking Amended Site Plan approval to modify the existing monument sign at the driveway entrance to the facility. No other modifications to the site are proposed.

Currently, there is an existing monument sign at the driveway entrance to the complex. The proposed monument sign is to be placed in a similar location as the existing sign.

The proposed sign consists of the following:

- The sign is 4' x 8' and is 32 s.f. where 12 s.f. maximum is permitted.
- The sign is proposed to be setback 15' from the street line. The setback provides a sight line of approximately is 500' to the south.
- The sign letters are on a stucco veneer background.
- The overall height of the sign is 5'-6" where 4' maximum is permitted.
- The sign is 16" off the ground and is set on a brick base with brick pillars.

The following variances are required:

- Maximum Sign Height (Chapter 34-7.7.a)
4' maximum 5 .5' proposed
- Maximum Sign Area (Chapter 34-7.7.a)
12 s.f. maximum 32 s.f. proposed

Mr. James E. Jaworski, Esq. of Wells, Jaworski & Liebman, LLP, 12 Route 17 North, Paramus, N.J. appeared on behalf of the applicant.

Mr. Jaworski presented the following exhibits:

Exhibit A-1 Sign Plan dated May 24, 2023

Daniel LaMothe of Lapatka Associates, LLC, Paramus, N.J. was sworn in and deemed an expert in engineering. Mr. LaMothe describes the existing and proposed conditions.

Chairman Iorio asked Mr. LaMothe if the proposed sign will be in the same location of the existing sign. Mr. LaMothe said yes. Chairman Iorio asked Mr. LaMothe what is on the bottom of the sign. Mr. LaMothe said that brick will be on the sides and bottom that will match the building. Chairman Iorio asked Mr. LaMothe the color of the lettering. Mr. LaMothe replied crushed nickel. Chairman Iorio asked Mr. LaMothe if the sign will be lit. Mr. LaMothe said it will be exterior lit. Mr. Verdone asked Mr. LaMothe if it will be a two-sided sign. Mr. LaMothe said yes. Mr. Carey asked Mr. LaMothe the color of the background. Mr. LaMothe said that it would be a tan stucco to match the building. Mr. Carey asked Mr. LaMothe how much bigger is the proposed sign to the existing sign. Mr. LaMothe said that it's not much bigger than the existing sign. Mayor Dillon commented that the address be amended to read as North Franklin Turnpike as opposed to Franklin Turnpike. Mr. LaMothe said that can be done. Mr. Whitaker asked Mr. LaMothe if the size of the proposed sign in proportion to the front façade of the building. Mr. LaMothe said yes.

PUBLIC QUESTIONS - None

PUBIC COMMENTS- None

A motion to approve the application was made by Mr. Carey, seconded by Mr. Palumbo.

Roll Call: AYES: Mr. Carey, Mr. Grissoni, Mr. Palumbo, Mr. Verdone,
Mr. Zabala, Mayor Dillon, Chairman Iorio

NAYES:

ABSTAIN:

ABSENT: Councilwoman Cusick, Mr. Garbasz, Mr. Strollo

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

RESOLUTIONS - None

NEW BUSINESS - None

OLD BUSINESS

Chairman Iorio announced that the application for Quality of Bergen LLC has been carried to September 19, 2023. No new notices are required.

ADJOURNMENT

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