

RAMSEY PLANNING BOARD
MINUTES OF MEETING HELD ON OCTOBER 17, 2023

REGULAR MEETING

Mr. Carey called the regular meeting of the Ramsey Planning Board to order at 7:30 p.m.

PLEDGE OF ALLEGIANCE

Mr. Verdone led the Pledge of Allegiance.

ANNOUNCEMENT BY CHAIRMAN IORIO

This meeting is being held in accordance with the Sunshine Law. **Mr. Carey** 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	@8:00 PM	

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 09/19/23 was made by **Mr. Verdone**, seconded by **Mr. Palumbo**. All eligible member voted in favor. **Carried.**

Mr. Carey announced that hearing for Quality of Bergen, LLC will be carried to November 21, 2023. No new notices will be required.

CORRESPONDENCE - None

WAIVER APPLICATIONS

Applicant: Diva Derm Permanent Makeup Studio Inc.
Location: 385 N. Franklin Tpke.
Leased Area: 80 sq. ft.
Proposed Business: Permanent Make-up

The business will be open 6 days a week, Monday through Saturday 9:00 AM to 4:00 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 Councilwoman Cusick, seconded by Mr. Verdone.

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

Carried.

Applicant: Samuel Skaist
Location: 663 E. Crescent Avenue, Suite 107
Leased Area: 840 sq. ft.
Proposed Business: Counseling/Therapy

The business will be open 6 days a week, Monday through Saturday 9:00 AM to 10:00 PM. The number of employees is 1 F/T and the number of parking spaces is 5.

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

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

Carried.

PUBLIC COMMENTS

Chance Parker commented about the Master Plan.

COMMENTS OF BOARD MEMBERS - None

ORDINANCES - None

PUBLIC HEARING

92 West Main Street LLC
Block 2902, Lot 4; 92 West Main Street
Site Plan/Soil Movement

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

Summary:

The applicant is seeking Preliminary and Final Site Plan approval and Soil Movement approval to construct four (4) townhouse units on the property. Residences are permitted in the B-1A zone district provided the residences are complying with all the required conditions as set forth in Chapter 34-19, R-4 Multifamily District.

The applicant is proposing to remove the existing structures and make site improvements and develop the site with four townhouse units. The new improvements include the following:

- Four (4) townhouse units. Each unit having a living area of approximately 2,300 s.f.
- Each unit contains 3-bedrooms, a one car garage, driveway, and a second floor rear deck over a ground level patio.
- The units are to be accessed from West Main Street by a 20' wide driveway located on the easterly side of the property.
- Four parking spaces are proposed in the rear of the site. One space is an ADA space.
- Landscape improvements.

Peter G. Aziz, Esq. of Aziz & Associates LLC appeared on behalf of the applicant. Mr. Aziz presented the following exhibits:

- Exhibit A-1 Photo dated October 17, 2023
- Exhibit A-2 Site Plan last revised September 21, 2023
- Exhibit A-3 Architectural Plan dated June 2, 2023

Andrew Missey of Lapatka Associates, Inc. was sworn in and deemed an expert in civil engineering. Mr. Missey described the existing and proposed conditions. Mr. Missey referenced Mr. Hals' review letter dated October 10, 2023. Mr. Missey continued that the daily household garbage flow would be held within each individual unit and brought to the curb along West Main Street on collection days. Mr. Missey said that the refuse area indicated on the plans are for those items that are not considered of everyday household garbage and the applicant will contract with a private carting company in order to remove those items. Chairman Iorio had a concern regarding the refuse area. Mr. Missey said that they would eliminate that refuse area. Mr. Carey asked Mr. Missey to describe the proposed detention basin. Mr. Missey did so. Councilwoman Cusick had a concern with the volume of the garage containers on the collection days. Mr. Whitaker said that this is an issue that has to be addressed and may not be addressed tonight. Mr. Missey said that they will have to come back with a solution. Chairman Iorio asked Mr. Missey what is the plan to protect the hitching post during construction. Mr. Missey said that they would have to remove it and reinstall it. Mr. Hals was sworn in. Mr. Hals referenced his review, point #9. Mr. Hals recommended to lengthen the driveways and move the whole drive aisle to the east. Mr. Hals recommends the length of the driveways to be at a minimum of 20 feet. Mr. Hals continued that Pulis Lane is a substandard Street in terms of right-of-way, and he would normally recommend a widening road easement to be dedicated to the Borough of Ramsey for road and sidewalk purposes. Mr. Hals said that the doesn't think that Pulis Lane will ever be extended. Mr. Whitaker asked Mr. Hals if he thought it would be appropriate to have a deed restriction that there would be no access from this site to Pulis Lane. Mr. Hals said yes. Mr. Aziz replied that the applicant would object to that.

PUBLIC QUESTIONS

Roberta Kleinbard of 43 New Street inquired about the snow removal and vehicle and foot traffic on Pulis Lane during construction.

Karen Padreza of 15 New Street inquired about the drainage, buffer or fence being proposed by her property and lighting.

Ms. Padreza presented Exhibit O-1 through O-3 Photos

Denys Ivanov of 10 Pulis Lane inquired about the runoff from the site and the proposed fencing.

William Ogg of 25 S. Central Ave. inquired how the property is going to affect the Valentine Brook.

Jim Kleinbard of 43 New Street inquired about a traffic pattern.

Khara Edler of 66 New Street inquired about the traffic pattern.

Chance Parker of 11 Park Place inquired about the lighting proposal.

Jacob Solomon of Jacob Solomon Architect was sworn in and deemed an expert in architecture.

Mr. Solomon described the proposed plans.

PUBLIC QUESTIONS

Karen Padreza of 15 New Street inquired about the sizes of the bedrooms.

Mr. Whitaker said that the application will be carried to November 21, 2023. No new notices are required.

RESOLUTIONS - None

NEW BUSINESS

Ramsey Planning Board 2024 Annual Schedule of Regular Meetings

A motion to approve the calendar was made by Mayor Dillon, seconded by Mr. Verdone.

Roll Call:

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

NAYES:

ABSTAIN: Mr. Grissoni

ABSENT:

Carried.

OLD BUSINESS

ADJOURNMENT

A motion was made by Mr. Palumbo, seconded by Councilwoman Cusick to adjourn the regular meeting at 10:00 P.M.