

Paramus Planning Board Virtual/Teleconference
Reorganization & Regular Meeting
Thursday, January 7, 2020

Chairman Caminiti at 7:00 PM in called a virtual/teleconference reorganization and regular meeting of the Paramus Planning Board on Thursday, January 7, 2021.

Pledge of Allegiance

Mr. TenKate

Statement of Notification

Chairman Caminiti advised that The Planning Board has complied with the open public meeting act (The Sunshine Law) by notifying two newspapers, The Record and The Ridgewood News of Tonight's meeting with the agenda. Also Posted is a copy of the agenda on the Bulletin board, and a copy of the agenda is on file in the Borough Clerk's office.

Roll Call

P. Caminiti
K. Hook
R. Conte
A. Les
M. Blizstein
N. Matahen
W.S. Clark
D. Niland

Absent

P. Verile
A. Scrivanich

Also Present

Maryellen Parente	Planning Board Secretary
Beth Calderone, CCR	Court Reporter
Fran Reiner, PP, LLA	DMR Architect, Planner
Pete TenKate, PE	Boswell McClave Engineering, Board Engineer
Stephen Pellino, Esq.	Basile, Birchwale & Pellino, LLP., Board Attorney

Reorganization

Chairman Caminiti made an announcement that the Board would be conducting its reorganization this evening before its regular meeting. Board Attorney, Mr. Pellino then sworn in with an oath all the members that terms were expired as of December, 2020 and the Board professionals. Mr. Les, Mr. Hook, Mr. Niland and Mr. Clark were all sworn in for new member terms with the Board. Mr.

Clark nominates Mr. Peter Caminiti, Sr. as Chairman, with a second by Mr. Les. Chairman Caminiti nominates Mr. Richard Conte as Vice Chairman, seconded by Mr. Les. Chairman Caminiti makes nominations for Court Report, Board Engineer, and Board Planner, as Beth Calerone, Boswell Engineering, Mr. TenKate, DMR Architects, Francis Reiner, respectively. Chairman Caminiti made motions for the sign committee, meeting dates 2021, order of business, and the Record as the official newspaper to publish notices for the Board and seconded by Mr. Blitzstein.

Resolution Voting:

Vote to approve Resolution 2021-0, Strand Salon Studios, LLC., motion to grant request by Chairman Caminiti, 2nd by Mr. Blitzstein.

In favor
5

Opposed
0

Abstained
0

Resolution Voting:

Vote to approve Resolution 2021-02, Yeshivat Noam, Yeshiva of Bergen County, motion to grant request by Chairman Caminiti, 2nd by Mr. Blitzstein.

In favor
5

Opposed
0

Abstained
0

Hearing:

Applicant: Durante Physical Therapy, LLC.
58 E. Midland Avenue, Space A
Block 4303, Lots 1 & 2
Minor Site Plan Approval

Attorney: Stephen P. Sinisi, Esq.
The Law Offices of Stephen P. Sinisi, LLC.
2 Sears Drive
Paramus, NJ 07652
201-599-1600

Discussion:

Mr. Stephen Sinisi, the attorney for this application describes this Minor Site Plan. Mr. Sinisi introduces Mr. Manuel Andrade, Architect for the applicant.

Mr. Andrade advises that this application is variance free application including the signage. He further describes the interior renovations that the applicant plans while referring to exhibit A-1, architect plans. Mr. Alexander Lapatka, Engineer for the applicant, describes the Site Plan explaining that this was previously a retail use. The applicant is updating the site with ADA parking and the existing dumpster has been enclosed and there will be no change to the lighting. Mr. Lapatka refers to exhibit A-2, Site Plan. Chairman Caminiti asks that the applicant have signage that no one can make a left hand turn out of the parking lot. Mr. Sinisi states that he will make sure that will be complied with by the applicant.

Voting:

Vote to approve, Durante Physical Therapy, LLC. Motion to grant requested by Chairman Caminiti, 2nd by Mr. Conte.

In favor
8

Opposed
0

Abstained
0

Hearing:

Applicant: A2 Enterprises, LLC.
697 Paramus Road & 143 W. Ridgewood Avenue
Block 6701, Lots 6 & 7
Preliminary & Final Site Plan, Variance, Major Soil Movement Permit

Attorney: Stuart Liebman
Wells, Jaworski, & Liebman, LLP.
12 Route 17 N
Paramus, NJ 07652
201-587-0888

Discussion:

Mr. Stuart Liebman, applicant Attorney describes this application for the property at the corner of Paramus Road and W. Ridgewood Avenue. This applicant was before the Board previously to get a demo permit and approval to move the historical house, known as the Stephen Lutkins house. See minutes from 9/17/20 meeting, <https://www.paramusborough.org/AgendaCenter/ViewFile/Minutes/09172020-817>. The Board previously approved a demo permit for the retail nursery building and the barn on the property. Mr. Liebman introduces

exhibit A-3, a Google Earth 2020 Aerial view. The applicant is proposing a bank and a CVS. The Major Soil Movement include the removal of 7,620 yards of dirt. The Variance requested for this application pertains to the historic house being moved closer to the edge of the property. The applicant is looking for relief from side yard setback. Board Member, Mr. Niland inquires as to if the north side of the property will have a fence. Yes, a solid fence will be added. Board Planner, Mr. Reiner states that he believes that there are three variances pertaining to this application. Resident, Mr. Eriskin, 708 Paramus Road, asks if this applicant intends to extend this development by purchasing the property up to Olympia Blvd.? Mr. Eriskin states that he heard that the applicant was planning on doing further development. Mr. Liebman states that at this time, the applicant has no intention of further developing the property than what has been proposed in this application. Resident, Carla Schneider, 703 Paramus Road, inquires as to the setback for the historic house? The side setback will be 36 feet from the property line and they will have a solid fence. Mr. Jay Troutmen, Traffic Engineer describes the flow of the traffic in, out and inside the property that is proposed. The site has been designed for site circulation for tractor trailer dropping off products to CVS. The plans also include a bypass lane for the CVS drive thru. Board Member, Mr. Niland asks if the Borough's Fire Department trucks in between the building on the property.

*(This application has been carried to our February 4th, 2021 virtual/teleconference meeting) The applicant adjourned from that February 4, 2021 meeting date to **March 18th, 2021**.
(Dr. Matahen leaves the meeting at 9:00pm)*

Discussion:

Board Planner, Mr. Reiner took the opportunity to discuss the Borough's Governing Body amending Paramus Code Chapter 429, pertaining to Cannabis Dispensaries. Mr. Reiner shared an overlay map of the Borough of the areas that will permit this use and how the Borough will comply with NJ State regulations. He further explains that any applications for this use would need to come to the Planning Board for approval. Likewise, these dispensaries are required to be a certain distance to schools. The amendment will not allow for recreational purchase, manufacturing, warehousing or growing of cannabis. Please see the below link for the Amended Ordinance.

<https://www.paramusborough.org/DocumentCenter/View/2353/Ordinance-2021-01-Amend-Ch-429-Zoning-Medical-Marijuana-Final-SIGNED>

Voting:

Approve Vouchers to be Paid. Motion to approve requested by Chairman Caminiti, 2nd by Mr. Les.

In favor
7

Opposed
0

Abstained
0

Voting:

Adopt minutes from December 17, 2020 Meeting. Motion to grant requested by Chairman Caminiti, 2nd by Mr. Les.

In favor
7

Opposed
0

Abstained
0

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