Paramus Planning Board Meeting
Thursday, January 9, 2020

Mr. Daniel Lagana, Esq. at 7:00 PM in the Council Chambers, called an reorganization and regular meeting of the Paramus Planning Board in the Borough Hall on Thursday, January 9, 2020.

Pledge of Allegiance
Mr. P. TenKate

Statement of Notification
Board Attorney, Daniel Lagana, Esq. 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
A. Les
M. Blizstein
K. Hook
W. S. Clark
R. Conte
P. Caminiti
P. Verile
N. Matahen

Absent
D. Niland
A. Scrivanich

Also Present
Maryellen Parente Planning Board Secretary
Beth Calderone Court Reporter
Daniel Hauben DMR Architect, Acting Planner
Peter Tenkate Boswell McClave Engineering, Borough Engineer
Daniel Lagana Dan Lagana, Esquire

Reorganization
Mr. Lagana made an announcement that the Board would be conducting its reorganization this evening before its regular meeting. Mr. Lagana then sworn in with an oath all the members that terms were expired as of December, 2019 and the Board professionals. Mr. Les, Mr. Hook, Councilman Verile, Dr. Matahen and Mr. Blizstein were all sworn in for new terms with the Board. Mr. Blizstein nominates Mr. Peter Caminiti, Sr. as Chairman, with a second by Mr. Conte. Chairman Caminiti nominates Mr. Richard Conte as Vice Chairman, seconded
by Dr. Matahen. Chairman Caminiti nominates Maryellen Parente as Board Secretary, seconded by Mr. Blitzstein. Chairman Caminiti makes nominations for Court Report, Board Engineer, and Board Planner, as Beth Calerone, Boswell Engineering, Mr. TenKate, DMR Architects, Francis Reiner, respectively. Mr. Blitzstein made motions for the sign committee, site plan committee, meeting dates 2020, order of business, and the Record as the official newspaper to publish notices and seconded by Mr. Hook.

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**Hearings:**

**Applicant:** Dynasty Realty, LLC.
140 N. Route 17
Block 2509, Lot 17
Site Plan for medical office building
(carried from 9.19.19)

**Attorney:** Bruce Rosenberg, Esq.
Winnie, Banta, Basralian & Kahn, P.C.
21 Main Street Suite 101
Hackensack, NJ 07601-0647
(201) 487-3800

**Discussion:**

Applicant Attorney, Mr. Bruce Rosenberg describes changes to the site plan of this proposed medical building. The building has been moved to the north east side of the property facing Route 17 N. 7:12 pm Chairman Caminiti leaves the dais. Vice-Chairman Conte oversees the meeting. 7:15 pm Chairman Caminiti returns to the dais. Mr. Rosenberg introduces Mr. Alexander Lapatka, Engineer for the applicant. Mr. Lapatka describes the revised two story building site plan, which now has lost 7 parking spaces due to the addition of planted island for the parking lot. The site has 328 parking spots, 322 spots are required, with 41 of them being future parking. This revised plan is adding two handicap spaces. The landscaping separating the property from the residents will get more trees. The applicant spoke to our Shade Tree Commission and they are satisfied with the improvements. The site plan also includes one more light pole near Route 17 and underground storm water storage. There is no signage as a part of this application. Chairman Caminiti discusses that if approved, the applicant would have in their resolution a 6 month review of how the trash is removed. Chairman Caminiti asks the applicant will they be restriping
the whole parking lot? Mr. Rosenberg advised that the applicant is good with the review and they are restriping the parking lot as part of the project. Board acting Planner, Mr. Hauben asks if they require signage, the applicant will come back to the Board? Mr. Rosenberg states yes. Resident, Mr. Peloso, 14 Broad Avenue, asks where the new trees will go? Mr. Lapatak states that there will be 12 new trees that will be added to the property where there are pine trees now. Mr. TenKate advises that the goal is to enhance the buffer. The applicant’s attorney introduces Mr. Aldo Carminio, Architect for the applicant. Mr. Rosenberg introduces exhibits A-9 and A-10 showing the drawings of the new proposed building. The façade is facing east and there are less windows towards the resident side for more privacy. The transformers are at the rear of the building enclosed in greenery on the northeast corner. The heating and air conditioning systems will be on the roof with screening and will comply with noise regulations. The building will have medical tenancy, non-ambulatory. Mr. Conte asks is there a generator? Mr. Carminio states yes and it is on the roof, which will be tested twice a week during the day. Chairman Caminiti wants to make sure that there is noise absorbing screens that are around the units on the roof. Resident, Mr. Dennis Puloso, 14 Broad Avenue, states that the current building’s air conditioning system makes noise during the day and is quite loud. Mr. Rosenberg introduces Howard Charnow, owner of the building. Mr. Charnow testifies how the existing building’s system for heating and air conditioning works now and what type of noise screening it has. Mr. Charnow advises that the new building will have the same. Chairman Caminiti advises that if the application is approved, the resolution would have conditions regarding noise from this unit which would be subjected to a 6 month trial period. Mr. Rosenberg introduces Mr. Troutman, Traffic Expert for the applicant. Mr. Troutman states that there are no changes to Century Road. The Borough’s Police Department suggested to the applicant to replace one of the exits on Century Road. Mr. Troutman states that he has contacted NJDOT which has jurisdiction over Century Road regarding moving the entrances or exits. Mr. Troutman states that NJDOT will not allow the applicant to move or add another exit. Mr. TenKate reminds the applicant that it might be best to refresh signs on the property not allowing a left onto Century Road. Chairman Caminiti asks is there a way to do something with the curb to deter drivers from making a left out of the parking lot onto Century Road? It is very dangerous. Mr. TenKate states no there is not. Resident, Jim Hamilton, 20 Broad Street, asks if the buffer will be maintained? Chairman Caminiti states yes. Mr. TenKate and the applicant will meet with the Borough’s Shade Tree Commission and invited the residents in attendance to be at that meeting. The meeting would be to discuss the landscaping and the buffer near the residents.
**Voting:**
Motion to move forward with an application. Motion to grant request by Chairman Caminiti, 2nd by Mr. Les.

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**Voting:**
Approve Vouchers to be Paid. Motion to approve request by Chairman Caminiti, 2nd by Mr. Les.

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**Voting:**
Accept Minutes from December 5, 2019 Meeting. Motion to grant request by Chairman Caminiti, 2nd by Mr. Hook.

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