

Paramus Planning Board
Minutes
January 10, 2019

A meeting of the Planning Board, held at the Paramus Borough Hall was called to order at 7:00PM by Chairman Caminiti.

The Pledge was led by Alfred Scrivanich.

Roll Call

Present: Mr. Hook, Mr. Conte, Mr. Clark, Mr. Les, Chairman Caminiti, Mr. Scrivanich & Mr. Matahen.

Absent: Councilman Verile & Mr. Niland.

Also Present: Lisa Meserole, Acting Secretary, Frank Ciabrone, Esq., Pete TenKate, Engineer, Francis Reiner, Planner & Beth Calderone, Court Reporter

Reorganization

Chairman Caminiti made a motion to nominate Rich Conte for Vice Chairman seconded by Mr. Hook. No other nominations. Motion passed with all members present voting yes. Mr. Conte made a motion nominating Mr. Caminiti, Chairman seconded by Mr. Matahen. Motion passed with all members present voting yes. Chairman Caminiti made a motion to pay the bills seconded by Mr. Les. Motion carried with all members voting yes. Chairman Caminiti made a motion for the sign committee & site plan committee seconded by Rich Conte. Motion passed with all members present voting yes. Chairman Caminiti made a motion to approve the dates for the Planning Board meetings for 2019, seconded by Mr. Conte. Motion passed with all members present voting yes.

Bills

Chairman Caminiti made a motion to pay the bills seconded by Mr. Conte. Motion passed with all members present voting yes.

Minutes

Mr. Conte made a motion to approve the minutes from the December 6, 2018 meeting seconded by Chairman Caminiti. Motion passed.

Resolutions

FDS Intl. LLC

Chairman Caminiti made a motion to approve the resolution seconded by Mr. Conte. Motion to approve the resolution passed.

Carlson Family

Chairman Caminiti made a motion to approve the resolution seconded by Mr. Conte. Motion to approve the resolution passed.

Public Hearings:

Stop & Shop Conceptual

John Molinelli, Attorney for Stop & Shop. Joseph Montesano, principal gave testimony on the proposal. He described and showed on a site plan and with photos the proposal. (Exterior and interior). Michelle Carlson, P.E described the proposed buffers to the residential areas.

Club Pflates Paramus Park

Kathryn Walsh, Attorney for the applicant. Ms. Walsh described & listed all the variances requested for the applicant. Frank Matthews, architect gave testimony on the signs proposed on the exterior elevation. Chairman Caminiti questioned the square footage of the coverage of the sign. Mr. Conte discussed the sign committee reasoning for sign sf committee was concerned it would not be seen for ring road & elevation faade was quite large. Chairman Caminiti made a motion to approve seconded by Mr. Clark. Motion to approve passed with all members voting yes.

Uniqlo Paramus Park

Kathryn Walsh, attorney for Uniqlo described proposed signage on elevation and variances needed. Al Lapatka, P.E. gave testimony on existing site and the proposed new tenant space. Chairman (aminiti questioned the parking on site. There is parking for Tesla cars. Is there an agreement with the mall? Mr Lapatka and Ms. Walsh are unaware of it. They will look into it and let us know. Mr. Scrivanich questioned what size trucks would be making deliveries. Brian Walsh architect stated all signs will conform to Bora code. Only one variance is needed.

Valley Hospital 599 Health Plaza

Stuart Liebman, Attorney for the applicant.

Mr. Conte was an employee until 2016 he stated that he will recuse himself from this application.

Mr. Liebman described proposed application and variances. (lot coverage, impervious coverage are existing – improving). They are also seeking a waiver for drive aisle width. Al Lapatka, P.E described the site, the variances requested and the proposal on site. Chairman Caminiti questioned parking, lot leasing for cross parking and would a variance be needed? Mr. Leibman said no as there is plenty of parking. The signs would be conforming. Mr. TenKate questioned the cross parking easement. The Chairman questioned snow removal from other Valley hospital sites, needs to be removed. Mr. Liebman stated they would address the snow removal. The Chairman *a/so* stated other trucks parking in the lot needs to stop. Ryan Singley, Architect gave testimony on the proposed new building and design. No wall signs are proposed for this building just a monument sign. Mr. Matahen made a motion to approve seconded by Mr. Clark motion passed with Mr. Hook, Mr. Clark, Mr. les, Mr. Scrivanich, Mr. Matahen & Chairman Caminiti voting yes. Mr. Conte recused himself.

Public-None

Meeting Adjourned, next meeting January 24, 2019

Respectfully Submitted

Lisa Meserole
Acting Secretary