

**Paramus Planning Board Meeting**  
**Thursday, January 18, 2018**

Chairman Caminiti, at 7:00 PM in the Council Chambers, called a regular meeting of the Paramus Planning Board in the Borough Hall on Thursday, January 18, 2018.

**Pledge of Allegiance**

Nick Matahen

**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**

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

**Absent**

Councilman Amato  
L. Romano

**Also Present**

Linda Garofalo	Planning Board Secretary
Beth Calderone	Court Reporter
Peter TenKate	Boswell McClave Engineering
Frank Ciabrone	Francis A. Ciabrone, Esquire
Francis Reiner	DMR Architects, Planner

Chairman Caminiti stated that the application for Nostas Associates, Inc., 447 Rt. 17 South, Site Plan approval has been carried to the meeting of February 1, 2018 at the request of the applicant.

**VOTING**

Vote to elect Legal Counsel, Frank Ciambone for 2018. Motion to grant request by Chairman Caminiti, 2<sup>nd</sup> by Mr. Conte.

In favor: Hook, Niland, Conte, Clark, Les, Blitzstein, Sicari, Matahen, Caminiti

Opposed:

Abstained:

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Reappointed members and new members were sworn in by Attorney Frank Ciambone.

**VOTING**

Vote to elect Chairman, Peter Caminiti for 2018. Motion to grant request by Mr. Conte, 2<sup>nd</sup> by Mr. Blitzstein.

In favor: Hook, Niland, Conte, Clark, Les, Blitzstein, Sicari, Matahen, Caminiti

Opposed:

Abstained:

**VOTING**

Vote to elect Vice Chairman, Richard Conte for 2018. Motion to grant request by Chairman Caminiti, 2<sup>nd</sup> by Mr. Matahen.

In favor: Hook, Niland, Conte, Clark, Les, Blitzstein, Sicari, Matahen, Caminiti

Opposed:

Abstained:

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**VOTING**

Vote to elect Secretary, Linda Garofalo for 2018. Motion to grant request by Chairman Caminiti, 2<sup>nd</sup> by Mr. Conte.

In favor: Hook, Niland, Conte, Clark, Les, Blitzstein, Sicari, Matahen, Caminiti

Opposed:

Abstained:

**VOTING**

Vote to elect Court Reporter, Beth Calderone for 2018. Motion to grant request by Chairman Caminiti, 2<sup>nd</sup> by Mr. Hook.

In favor: Hook, Niland, Conte, Clark, Les, Blitzstein, Sicari, Matahen, Caminiti

Opposed:

Abstained:

**VOTING**

Vote to elect Engineer, Boswell Engineering for 2018. Motion to grant request by Chairman Caminiti, 2<sup>nd</sup> by Mr. Blitzstein.

In favor: Hook, Niland, Conte, Clark, Les, Blitzstein, Sicari, Matahen, Caminiti

Opposed:

Abstained:

**VOTING**

Vote to elect Planner, DMR Architects for 2018. Motion to grant request by Mr. Clark, 2<sup>nd</sup> by Chairman Caminiti.

In favor: Hook, Niland, Conte, Clark, Les, Blitzstein, Sicari, Matahen, Caminiti

Opposed:

Abstained:

**VOTING**

Approve Newspaper to Publish in – The Record and Ridgewood News.  
Motion to grant request by Mr. Blitzstein, 2<sup>nd</sup> by Mr. Hook.

In favor: Hook, Niland, Conte, Clark, Les, Blitzstein, Sicari, Matahen,  
Caminiti

Opposed:

Abstained:

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**VOTING**

Approve Time and Place of Meetings. Motion to grant request by Mr.  
Blitzstein, 2<sup>nd</sup> by Mr. Hook.

In favor: Hook, Niland, Conte, Clark, Les, Blitzstein, Sicari, Matahen,  
Caminiti

Opposed:

Abstained:

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**VOTING**

Vote to approve Meeting dates for 2018. Motion to grant request by  
Chairman Caminiti, 2<sup>nd</sup> by Mr. Clark.

In favor: Amato, Hook, Niland, Conte, Clark, Delamater, Blitzstein,  
Matahen, Caminiti

Opposed:

Abstained:

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**VOTING**

Approve Minutes from December 7, 2017. Motion to grant request by Mr.  
Blitzstein, 2<sup>nd</sup> by Mr. Hook.

In favor: Hook, Niland, Conte, Clark, Les, Blitzstein

Opposed:

Abstained: Sicari, Matahen, Caminiti

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**VOTING**

Approve Vouchers to be Paid. Motion to grant request by Mr. Blitzstein, 2<sup>nd</sup> by Mr. Hook.

In favor: Hook, Niland, Conte, Clark, Les, Blitzstein, Sicari, Matahen, Caminiti

Opposed:

Abstained:

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**Resolution Voting:**

Resolution 2017-25, Amit Krishnatry, 121 Westview Avenue, Minor Subdivision approval. Motion to grant request by Mr. Conte, 2<sup>nd</sup> by Mr. Clark.

In favor: Hook, Niland, Conte, Clark, Blitzstein

Opposed:

Abstained: Les, Sicari, Matahen, Caminiti

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**Hearings:**

Applicant: ABM Investments, LLC  
334 Spring Valley Road  
Block 4705 Lots 16 & 17  
Subdivision Approval  
(continued from December 7, 2017)

Attorney: Andrew Kohut, Esquire  
Wells, Jaworski & Liebman  
12 Route 17  
Paramus, NJ 07652  
(201) 587-0888

**Discussion**

Chairman Caminiti stated that he has read the transcripts and is able to vote on this application.

Andrew Kohut, representing the applicant, stated we were here on

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December 7, 2017 and we spoke about the storm water system.

Steven Koestner stated we reviewed the various options since we were here last. He handed out a bio-filtration pamphlet for the Board to review.

Raymond Moraski, working with Mr. Koester, stated the first sheet reflects this system. The maintenance is simple and inexpensive. Pictures are shown in the pamphlet. The procedure is done one or two times a year.

First they come and inspect the area, remove the decorative grate, remove any large debris, the documentation completes the process. The cost is about \$500 per procedure times 2 times a year.

Chairman Caminiti asked if he was familiar with this system.

Mr. Moraski stated no.

Mr. Conte asked what determines the need for the second time.

Mr. Moraski responded this is based on demand and debris. The first year is done by the manufacturer.

Chairman Caminiti stated this seems to be less than what was proposed. He asked if we need an agreement or do a contingent approval.

Andrew Kohut we don't have a definitive answer yet.

Mario Sicari asked why approve it if there is no agreement.

Chairman Caminiti stated if we can get an answer.

Peter TenKate stated that this system could be put on one property and that owner would be responsible.

Peter TenKate stated he spoke with Guy Picone today, he thinks he can handle the maintenance. He asked Mr. Moraski if a particular tree is to be used.

Mr. Moraski stated the manufacturer recommends it.

Denis Niland stated is this on one lot or does it overlap?

Andrew Kohut stated it's in the road.

W. Stuart Clark asked Mr. Kohut when you spoke with Mr. Kaufman did

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they say the cost is within the jurisdiction of the Mayor & Council?

Chairman Caminiti stated that Mr. Kohut needs to speak with the Mayor & Council and then relook at the site.

Denis Niland asked the cost of the replacement system.

Mr. Moraski stated approximately \$15,000.

Chairman Caminiti stated this application is carried to the meeting of **February 1, 2018**, no further notice is necessary on the part of the applicant. Time is waived for the Board to act.

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**Discussion on Amendment to Zoning Map** (Paul Kaufman letter dated 12/20/17)

Peter TenKate stated we had the large map, then the individual zoning map. Several items came up:

- 1.) Memo to Paul Kaufman, the Bank at Garden State Boulevard and Paramus Road – TD Bank, put in the RAH zone. This should be in the HCC or HCC2 zone.
- 2.) Garden State Plaza Boulevard is in the RAH zone, should that stay?
- 3.) Bridle Way, Filipino Club is in the RAH CR zone, should it be there?
- 4.) The Board of Education property behind the library should be in the R100 zone.
- 5.) The lot along Paramus Road is part of the Bergen County park, that should be in the CR zone, not R100.
- 6.) The corner of Ridgewood Avenue, gas station, behind the market, in the NB zone, not owned by Bergen County.

Chairman Caminiti asked for questions from the Board, the public.

Peter TenKate stated a resident came to the Mayor and Council and stated curb cuts on single family homes are too small. They are 12 feet for one car and 20 feet for 2 cars.

Chairman Caminiti stated 20 feet for a 75 foot lot is plenty.

Francis Reiner stated a larger wider curb cut would permit a third car.

Peter TenKate stated a wider driveway involves taking a tree down.

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Planning Board, Planner

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Borough Engineer

Boswell McClave  
Peter TenKate, P.E.  
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Court Reporter

c/o Beth Calderone, C.C.R.  
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