

**Paramus Planning Board Virtual/Teleconference**  
**Regular Meeting**  
**Thursday, January 21, 2021**

Chairman Caminiti at 7:00 PM in called a virtual/teleconference regular meeting of the Paramus Planning Board on Thursday, January 21, 2021.

**Pledge of Allegiance**

Mr. Conte

**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. Blitzstein  
N. Matahen  
W.S. Clark  
D. Niland  
A. Scrivanich

**Absent**

P. Verile

**Also Present**

|                       |  |
|-----------------------|--|
| Maryellen Parente     | Planning Board Secretary                                 |
| Susan Bischoff, CCR   | Court Reporter   |
| Fran Reiner, PP, LLA  | DMR Architect, Planner                                   |
| Pete TenKate, PE      | Boswell McClave Engineering, Board Engineer              |
| Anthony Cialone, Esq. | Basile, Birchwale & Pellino, LLP., Acting Board Attorney |

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**Reorganization**

Chairman Caminiti made an announcement that the Planning Board would be nominating our Board Attorney for 2021. Chairman Caminiti made a motion to nominate Stephen F. Pellino, Esq. This motion was seconded by Mr. Niland, with all members voting yes to approve this nomination.

### **Resolution Voting:**

Vote to approve Resolution 2021-03, Durante Physical Therapy, LLC., motion to grant request by Chairman Caminiti, 2<sup>nd</sup> by Mr. Blitzstein.

In favor  
8

Opposed  
0

Abstained  
0

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### **Hearing:**

**Applicant:** BJ's Wholesale Club  
30 Route 17 South  
Block 501, Lot 5  
Block 502, Lots 9 & 2.02  
Site Plan and Signage for a Fueling Station  
(Carried from our February 6 & November 5, December 3, 2020 meetings)

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

### **Discussion:**

The applicant's attorney, Mr. Andrew Kohut continues with this application for a gas station on the BJ's Wholesale property. Mr. Daniel H. Kline, Esq is acting attorney for Robert Simon, Esq. who is an opposing attorney with this application. Mr. Kohut introduces Mr. Ronald Lawrence, Mechanical Engineer for the applicant. Mr. Lawrence describes that the products that this proposed gas station will offer regular, premium and diesel for passenger vehicles. Chairman Caminiti asks if the nozzle will have a spill catch all. Mr. Lawrence states yes. Board Member, Mr. Niland asks if they have a plan for a gasoline spill. Mr. Lawrence states that the station would have spill kits. Board Engineer, Mr. TenKate states that he has concern with the lighting under canopy being a high light level. The Board asked the applicant that if approved, would they be willing to put a sign at the entrance on Route 17 that no trucks permitted. The applicant is willing to comply with that request. Opposing attorney, Kenneth Porro, Esq. asks if BJ's did an odor study? Mr. Lawrence states no, but that the station has a vapor recovery of 99%. Mr. Kohut introduces, Mr. Matthew Seckler, Traffic Engineer. Mr. Seckler describes using exhibit A-5 of the flow of traffic. Mr.

Seckler states that they used traffic numbers from the gas station added at Routes 1 & 9 at the BJ's Wholesale Club in Linden, NJ. 52% of the customers purchasing in store also purchased gas. On average in the morning had 196 trips, whereas the peak hours, which is Saturdays, there was 242 trips. Mr. Seckler states that as a traffic engineer, he feels that most drivers on Route 17 will not pull off the highway to BJ's gas station because they drivers have easier options for gasoline purchases on Route 17. He further explains that theses drivers will opt for an easier on and off gas station. Mr. Seckler states that this property has the ability to stack 40 vehicles on this proposed site.

*(This application has been carried to our March 4<sup>th</sup>, 2021 meeting)*

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**Voting:**

Approve Vouchers to be Paid. Motion to approve requested by Chairman Caminiti, 2<sup>nd</sup> by Mr. Conte.

In favor  
8

Opposed  
0

Abstained  
0

**Voting:**

Adopt minutes from January 7, 2021 Meeting. Motion to grant requested by Chairman Caminiti, 2<sup>nd</sup> by Mr. Conte.

In favor  
8

Opposed  
0

Abstained  
0

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Planning Board Attorney  
Stephen F. Pellino, Esq.  
Basile, Birchwale, & Pellino, LLP.  
865 Broad Avenue  
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201-945-8812

Planner  
Francis A. Reiner, PP, LLA  
DMR Architects  
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201-288-2600

Borough Engineer  
Pete TenKate, PE

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South Hackensack, N.J. 07606  
201-265-2100 ext 619

Court Reporter  
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