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 23, 2020.

**Pledge of Allegiance**
Dan Hauben

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

**Absent**
D. Niland
P. Verile

**Also Present**
Maryellen Parente Planning Board Secretary
Beth Calderone Court Reporter
Daniel Hauben DMR Architect, Acting Planner
Robert Monaco Boswell McClave Engineering, Acting Borough Engineer
Justin Santagata Justin Santagata, Esquire, Acting Board Attorney

**Presentation:**

Hasbro Presentation
Mr. Stephen Sinisi describes this presentation requested by his client, Hasbro. The Borough’s ordinance does not allow for an establishment to have alcohol and gaming. Mr. Sinisi states that in order for his client to build the entertainment establishment that they want, they would have to get approval for a permitted use in a HCC zoning district and meet the game and device part of the Borough’s ordinance. Mr. Sinisi introduces Mr. Charles Keenan, from Hasbro and which describes what his company proposes. Mr. Sinisi would like to work with the Board Attorney to help re-write the ordinance pertaining to alcohol and gaming establishments. The applicant’s attorney advises that they will set up an escrow account to cover any expenses that might incur from working with our Board Attorney. Chairman Caminiti asks if Mr. Sinisi and his client have met with the Mayor and Council? Mr. Sinisi says no. Mr. Clark asks where is the proposed establishment? Mr. Sinisi states that it is proposed in the downtown area.

Hearings:

Applicant: 113-117 W. Midland Avenue
Block 5102, Lot. 2
Request for a Demolition Permit for a Historic House

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

Discussion:
Property attorney, Mr. Andrew Kohut describes that the owners of the property located at 117 W. Midland Avenue, known as 113-117 W. Midland Avenue, LLC., are requesting a demolition permit of a Historic House. The house on the property is referred to as Van Dien-Ruffgarten house. Mr. Kohut introduces Mr. Charles Baldonza, of Baldanza Build and Design, architect for the property. Mr. Baldonza’s testimony states that it is
his expert opinion that the house cannot be restored to its original glory. Mr. Baldonza states that the vibration from the traffic of Midland Avenue is causing the stone wall facing the street to crack. He also feels that that wall is in imminent danger of collapsing. The property attorney introduces exhibit A-1, a, b, & c, showing the stone wall closest to the street encased in a wood crib protecting the wall. Mr. Les asks of the four walls of the house, is the outside wall the only wall that is cracking and needs support? Mr. Baldonza states yes it is only the outside wall. Mr. Conte asks can it be easily restored? Mr. Baldonza answers no. Mr. Conte asks but can it be done? Mr. Baldonza states anything can be done. Mr. Baldonza states that in his opinion the house is not suited to where it is. It is too close to the road. Mr. Baldonza states in his opinion if the house is restored, it will start to crack again with the vibration from the road. Mr. Baldonza also states that in his opinion, rebuilding the cracking wall would compromise the home’s historical value. Mr. Timothy Adriance, of Historic Restoration, an historical architect, testifies about a report he had written for the Borough of Paramus Historical Committee. Mr. Adriance explains that he is very familiar with this style historical house. It is call a Jersey Dutch Stone house. He states that is one of only six Jersey Dutch Stone Houses. Mr. Adriance states that this house is listed on Bergen County’s Registry of Historic Places and can easily be placed on the National Registry of Historic Places. He states that all they would have to do is put the application in for the National Registry. Chairman Caminiti asks how many walls does a structure have to have to be considered for the National Registry of Historic Places? Mr. Adriance states two walls. Then Chairman Caminit asks how many walls are up on this house? Mr. Adriance states four walls. Mr. Adriance states that this one room stone portion is believed to have been occupied by freed African Americans. He gives the evidence of why they feel that African Americans occupied the home. The Borough of Paramus Historical Preservation Committee was looking to purchase the property a couple of years ago; however, they were not in the position to purchase it. Peter Evans, Vice-Chairman of the Borough of Paramus Historic Preservation Committee, 277 Campgrew Road, Mahwah spoke. Mr. Evans updated the Board that the Committee met and they recommend not allowing the house to be demolished. The Committee adopted a resolution at their 11/20/19 meeting with that recommendation. This matter has been carried to the Planning Board’s March 5, 2020 meeting at the request of the applicant’s attorney. (carried to 3/5/20 meeting)

**Voting:**

Approve Vouchers to be Paid. Motion to approve request by Chairman Caminiti, 2nd by Mr. Les.
In favor 8  Opposed 0  Abstained 0

Voting:
Adopt minutes from January 9, 2020 Meeting. Motion to grant request by Chairman Caminiti, 2nd by Mr. Hook.

In favor 8  Opposed 0  Abstained 0

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