

Paramus Planning Board Meeting
Thursday, January 24, 2019

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 24, 2019.

Pledge of Allegiance

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
D. Niland
A. Les
M. Blizstein
A. Scrivanich
K. Hook
W.S. Clark
P. Verile
N. Matahen

Absent

R. Conte

Also Present

Lisa Meserole	Acting Planning Board Secretary
Beth Calderone	Court Reporter
Francis Reiner	DMR Architect, Planner
Peter Tenkate	Boswell McClave Engineering, Borough Engineer
Dan Lagana	Dan Lagana, Esquire

Resolutions Passed

Vote to approve Resolution 2019-003, Club Pilates Paramus Park.
Motion to grant request by Mr. Caminiti, 2nd by Mr. Hook.

<u>In favor</u>	<u>Opposed</u>	<u>Abstained</u>
6	0	0

Vote to approve Resolution 2019-004, Uniqlo Paramus Park.
Motion to grant request by Mr. Caminiti, 2nd by Mr. Hook.

<u>In favor</u>	<u>Opposed</u>	<u>Abstained</u>
6	0	0

Vote to approve Resolution 2019-005, Valley Hospitla Health Plaza.
Motion to grant request by Mr. Caminiti, 2nd by Mr. Matahen.

<u>In favor</u>	<u>Opposed</u>	<u>Abstained</u>
6	0	0

Hearings:

Applicant: The Ridgewood Country Club
96 West Midland Avenue
Soil Movement/Patio addition
Block 3101, Lot 2

Attorney: David M. Repetto, Esq.
130 Main Street
Hackensack, NJ 07601
(201) 359-3576

Discussion:

Chairman Caminiti recused himself from this application. Mr. Clark is the chairman for the application. The applicant attorney, Mr. Repetto called Dan La Mothe, from Lapatha Assoc. Engineering and introduced A-1 site plan layout. Mr. Repetto described the application proposal. The

applicant is seeking site plan approval. No variances are proposed. Mr. Repetto submitted A-2, a color rendering of the clubhouse, A-3, a color rendering showing the pool and back of the clubhouse, and A-4, south east southwest elevations. Discussed engineering letter from Boswell Engineering and from DMR Architects. The applicant is seeking soil movement permit. Questions from the Board were raised regarding the storage of soil and construction traffic and times. Resident, Deborah Piccione, of 36 Ferndale Rd. questioned the start of construction date and storage of materials and submitted photos taken during the PGA tour 2018. Resident, Paul Piccione, also of 36 Ferndale Rd. had concern regarding pool grade to lower pool needed. Bob Mckillip, Board of Directors of The Ridgewood County Club gave testimony on changes of the grade. Resident, Matt King, 20 Ferndale Rd gave a statement on drainage issued on his property from the golf course. Mr. Repetto gave closing statement.

Voting:

Motion to approve request by Mr. Niland, 2nd by Mr. Les.

In favor
6

Opposed
0

Abstained
0

Hearings:

Applicant: 78 Ramapo Valley Road, LLC.
260 E. Midland Avenue
Change of Use
Block 5707, Lot 1
(carried to the February 7, 2019 meeting)

Attorney: Stephen P. Sinisi, Esquire
2 Sears Drive
Paramus, NJ 07652
201-599-1600

Discussion:

Mr. Sinisi describe the proposed application, which is in a permitted used BN zone. Mr. James Chai, architect for the applicant gave testimony on existing site and proposed convenience store. Introduced A-1, architectural plans describing the exterior layout, floor plan of the store proposed and exterior elevations. Mr. Sinisi introduced A-2 showing elevation. The Board questioned exterior materials and lighting fixtures. Mr. Reiner questioned building design and rooflines proposed. Resident, Mr. Gurdeep Mimal of 264 E. Midland Ave. questioned existing fence, lighting, inside cooler noise and hours of operation. Applicant's engineer, William Page gave testimony on proposed site, parking, lighting, fencing and listed all requested variances. The monument sign on the plan will be removed and no variance is being requested at this time for the sign. Mr. Sinisi introduced A-3 full set of plans and A-4 plan proposal curb-cuts and entrance/exit. Mr. Reiner questioned site and handicap accessibility. Resident, Mr. Gurdeep Mirmal questioned garbage location and proposed trees.

(applicant carries to 2/7/19 meeting)

Hearings:

Applicant: Lakhwinder & Rajwinder Singh
170 Farview Avenue
Major Soil Movement Permit
Block 2601, Lot 12

Attorney: Bruce Whittaker, Esquire
245 E Main Street
Ramsey, NJ 07446
201-934-0110

Discussion:

Mr. Bruce Whittaker, attorney for the applicant describe proposed soil movement application. No other variances are being requested. The applicant's engineer described the proposed soil movement. The Board questioned where the house would be positioned and changing of the grading. Borough Engineer, Mr. TenKate questioned the applicant regarding the retaining wall. Resident Grace Mc Cabe of 178 Farview Ave. questioned the seepage pit size and capacity. Resident also questioned regarding existing retaining wall replacement and new wall

setbacks. Resident, Victoria Ostolozaga of 172 Farview Ave. questioned about soil movement location. Mr. Whittaker gave closing statement.

Hearings:

Redevelopment Study- Tori Brett

Discussion:

Mr. Reiner, Planner gave testimony on redevelopment study. Resident, Mr. Brian Essiq of 562 Paramus Road asked questions on the proposal.
(carried to March 7, 2019 meeting)

Planning Board Attorney

Dan Lagana
Chasan Lamparello Mallon & Cappozzo, PC
300 Lighting Way
Secaucus, N.J. 07094
201-809-6025

Planner

Francis A. Reiner, PP, LLA
DMR Architects
777 Terrace Avenue, 6th Fl, Suite 607
Hasbrouck Heights, N.J. 07604
201-288-260025

Borough Engineer

Boswell McClave
Peter Ten Kate, P.E.
330 South Phillips Avenue
South Hackensack, N.J. 07606
201-265-2100 ext 619

Court Reporter

C/O Beth Calderone, C.S.R.
77 Ottawa Avenue
Hasbrouck Heights, N.J. 07604
201-288-0277

