

Paramus Planning Board Meeting
Thursday, February 1, 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, February 1, 2018.

Pledge of Allegiance

Lou Romano

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

Councilman Amato
K. Hook
D. Niland
R. Conte
W. Stuart Clark
A. Les
M. Blitzstein
L. Romano
P. Caminiti

Absent

M. Sicari
N. Matahen

Also Present

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

Hearings:

Applicant: Nostas Associates, Inc.
447 Route 17 South
Block 5302 Lot 14
Site Plan Approval

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

Discussion:

Chairman Caminiti stated this application is carried to the meeting of March 1, 2018. No further notice is necessary on the part of the applicant and time is waived for the Board to act.

Hearings:

Applicant: ABM Investments, LLC
334 Spring Valley Road
Block 4705 Lots 16 & 17
Subdivision approval
(carried from the meeting of January 18, 2018)

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

Discussion:

Andrew Kohut stated he met with the Mayor and Council and they feel the proper thing to do would be as a condition of approval the maintenance of the system be worked out with DPW and Peter TenKate. Frank Ciambone also received an email and, if approved, the financial responsibility and maintenance of the system will be worked out.

Voting:

Motion to approve request by Chairman Caminiti, 2nd by Mr. Blitzstein.

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

Opposed:

Abstained: Amato, Les, Romano

Hearings:

Applicant: Paramus Medical Plaza
W. 30 Century Road
Block 1801 Lot 1
Conceptual Review

Discussion

Al Lapatka stated the property is located on Lot 1802 Lot 1 in the LB zone. The property is on the south side of Century Road. The building is occupied by medical offices. This is a 3 story building. There are 128 parking spaces. The applicant plans to do an addition. The GLA is 28,920 square feet. Three variances are required for this proposal:

- Parking – 128 spaces exist, 119 proposed
- Building coverage – 20% allowed, 25% proposed
- Rear yard setback – 100 feet required, 90 existing, 64 proposed

Peter TenKate asked if any more doctors offices are coming in.

Al Lapatka stated the MRI is the existing tenant. There will be 1 technician and a receptionist coming in.

Chairman Caminiti stated he is concerned with parking. The MRI will be there for a long time.

Lou Romano asked if the applicant notified the 200 foot neighbors. Chairman Caminiti stated no, this is a conceptual review.

Voting:

Motion to move forward with an application. Motion to grant request by Chairman Caminiti, 2nd by Mr. Hook.

In favor: Amato, Hook, Niland, Conte, Clark, Les, Blitzstein, Romano, Caminiti

Opposed:

Abstained:

Resolution Voting:

Resolutions appointing Chairman Caminiti, Vice Chairman Richard Conte, Linda Garofalo Secretary, Beth Calderone Court Reporter, Frank Ciambrone Legal Counsel, Boswell Engineering, Engineer, DMR Architects, Planner, 2018 Meeting Dates, and The Record and Ridgewood News newspaper to Publish in. Motion to grant request by Chairman Caminiti, 2nd by Mr. Romano.

In favor: Amato, Hook, Niland, Conte, Clark, Les, Blitzstein, Romano, Caminiti

Opposed:

Abstained:

Voting:

Approve Vouchers to be Paid. Motion to approve request by Chairman Caminiti, 2nd by Mr. Hook.

In favor: Amato, Hook, Niland, Conte, Clark, Les, Blitzstein, Romano, Caminiti

Opposed:

Abstained:

Voting:

Approve Minutes from January 18, 2018. Motion to approve request by Chairman Caminiti, 2nd by Mr. Conte.

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

Opposed:

Abstained: Amato, Romano

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