

Paramus Planning Board Meeting
Thursday, February 7, 2019

Vice-Chairman Conte at 7:00 PM in the Council Chambers, called a regular meeting of the Paramus Planning Board in the Borough Hall on Thursday, February 7, 2019.

Pledge of Allegiance

Statement of Notification

Vice-Chairman Conte 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

D. Niland
A. Les
M. Blizstein
A. Scrivanich
K. Hook
W. S. Clark
R. Conte
N. Matahen

Absent

P. Caminiti
P. Verile

Also Present

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

Resolutions Voting:

Vote to approve Resolution 2019-006 170 Farview Ave

Motion to grant request by Mr. Clark, 2nd by Mr. Hook.

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

Vote to approve Resolution 2019-007 Ridgewood Country Club
Motion to grant request by Mr. Clark, 2nd by Mr. Hook.

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

Hearings:

Applicant: All American Ford
375 Route 17S
Addition
Block 4301, Lot 7

Attorney: William I. Strasser
Strasser & Associates
7 East Ridgewood Avenue
Paramus, NJ 07652
(201) 445-9001

Discussion:

William Strasser attorney for the applicant gave opening statement on the proposed application. The applicant is proposing an addition for drive in for their service customers. The attorney submitted A1 site plan revised date 1/9/19. All American Ford employee, Mr. Arthur Lieberman, Director of Operations gave testimony on proposed and existing conditions and procedures on site. The Board questioned about the existing procedures and hours. Resident, Kathy King of 20 Ferndale Rd. had questions about blowing horns of vehicles on premises. The Board questioned Mr. Lieberman regarding the current procedure of vehicle horn blowing and how it can be minimized. It was agreed that if Ms. King has any issues regarding vehicle horn blowing to contact Mr. Lieberman directly. Mr. Edward Easse, Architect submitted A2 architect's plans revised 1/18/19. Mr. Easse gave testimony on the addition design. A soil permit will be needed. The Board discussed existing and proposed minimum aisle width. Board Engineer confirmed 24ft. Mr. Strasser gave closing statement on proposal.

Voting:

Motion to move forward with an application. Motion to grant request by Mr. Les, 2nd by Mr. Niland.

In favor
7

Opposed
0

Abstained
0

Hearings:

Applicant: 78 Ramapo Valley Road, LLC.
260 E. Midland Avenue
Change of Use
Block 5707, Lot 1
(carried from the meeting of January 24, 2019)

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

Discussion:

(carried from 1/24/19 meeting)

The applicant's Engineer, Mr. William Page discussed Suez hotbox (discussed at last meeting) and Boswell's updated report and revised site plans. He introduced A-5 dated 1/25/19 revised site plan. As per Suez, a hot box is not required for water service. A-6 introduced from Boswell, correspondence regarding the hot box. Mr. Page gave testimony regarding the revised site plan and recommended changes from the County. A wider opening on Forest and Midland Avenues. No other changes. Applicant incorporating recommendation from the Shade Tree Dept. as per their report. Introduced A-8, operation and maintenance plan for storm water management and calculations. Revised lighting plan as per Boswell's proposed lighting plan suggestions. The Board discussed landscaping recommendations and proposed dumpster position. Resident Gurdeeb Mirmal, of 264 E. Midland Avenue had concern of the placement of the dumpster near his home. After a discussion with the Board and the resident, it was decided that the applicant will move the dumpster to front of the parking lot with concealing structures.

Voting:

Motion to move forward with an application. Motion to grant request by Mr.

Blitzstein, 2nd by Mr. Matahen.

<u>In favor</u>	<u>Opposed</u>	<u>Abstained</u>
6	1	0

Voting:

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

<u>In favor</u>	<u>Opposed</u>	<u>Abstained</u>
8	0	0

Planning Board Attorney

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Planner

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Boswell McClave
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