

**Paramus Planning Board Virtual/Teleconference**  
**Regular Meeting**  
**Thursday, February 18, 2021**

Chairman Caminiti at 7:00 PM in called a virtual/teleconference regular meeting of the Paramus Planning Board on Thursday, February 18, 2021.

**Pledge of Allegiance**

Mr. Scrivanich

**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  
W.S. Clark  
A. Scrivanich

**Absent**

P. Verile  
D. Niland  
N. Matahen

**Also Present**

Maryellen Parente	Planning Board Secretary
Beth Calerone, CCR	Court Reporter
Fran Reiner, PP, LLA	DMR Architect, Planner
Pete TenKate, PE	Boswell McClave Engineering, Board Engineer
Stephen Pellino, Esq.	Basile, Birchwale & Pellino, LLP., Board Attorney

---

**Conceptual Presentation:**

155 Midwood Road  
Block 4108, Lot 9  
Minor Subdivision

Presenter: Matthew Clark, P.E.  
MCB Engineering Associates, LLC.  
11 Furler Street  
Totowa, NJ 07511  
973-812-6680

Chairman Caminiti reminds this conceptual presenter that this is only a discussion on a proposed concept and nothing discussed is binding by the Planning Board. Mr. Matthew Clark describes this conceptual presentation on behalf of his client, Ferya Akdemir. Mr. Clark states that his client would like to subdivide this property and wanted to get the Board's feedback regarding this matter. The Board heard the presentation and discussed the possible minor subdivision and the possibility of two residential structures on each of the subdivide lots.

---

<b>Conceptual Presentation:</b>
---------------------------------

Bergen County Board of Education Bergen Technical Schools  
275 Pascack Road  
Block 6404, Lots 1 & 2  
Proposed New Building

Presenter: William Soukas, Esq.  
155 Polify Road  
Hackensack, NJ 07601  
201-343-5001

Chairman Caminiti reminds this conceptual presenter that this is only a discussion on a proposed concept and nothing discussed is binding by the Planning Board. Mr. William Soukas describes this presentation requested by his client, Bergen County Board of Education, Bergen Technical Schools. Mr. Soukas introduces Mr. Allen J. Barnett, RA who is the Senior Project Manager. Mr. Barnett describes that the Bergen County Board of Education would like to propose a classroom building for Bergen Technical School. With the addition of this building, there would be reduction of parking space, however, they proposed to add parking spaces elsewhere on the campus. The Board discussed the proposed classroom.

*(Board Member, Mr. Clark leaves the meeting at 7:33pm)*

---

## **Hearing:**

**Applicant: 650 From Road, LLC.**  
**650 From Road**  
**Block 6303, Lot 1**  
**Parking Structure, Major Soil Movement, Variance**

**Attorney: Allyson Kasetta, Esq.**  
**Prime & Tuvel**  
**2 University Place**  
**Hackensack, N.J. 07601**  
**201-883-1010**

## **Discussion:**

The applicant's attorney, Ms. Kasetta describes this application for a parking structure, major soil movement and variance. This application has a bulk variance for side set back for the parking garage and a design wavier pertaining to dead end isles. The applicant is trying to make tenancy in their building more attractive by having a parking garage that is closer to their building than the existing parking lot. Ms. Kasetta introduces Mr. Timothy Tracy, Architect for the applicant. The parking structure will be 57,000 square feet and 5 levels with 846 parking spaces. Exhibit A-1, site rendering was introduced. The parking structure will be operational hours would be the same as the corresponding office building. Mr. Tracy mentions that the Borough of Paramus has 8 other parking structures and this proposed structure has the same dimensions. Chairman Caminiti asks if there is any light spillage to The Valley Hospital which, is 450 feet away? Mr. Tracy states no. Board Member, Mr. Scrivanich asks, can anyone park in the parking garage? Mr. Tracy states that the intention of this parking garage is for the tenants and their guests, no other parking will be allowed. Board Planner, Mr. Reiner mentions that this application is not compliant with borough ordinance # 429.123, # 5, parking garage needs two screened materials and #7, 100ft between architectural visual breaks. Mr. Tracy continues that the structure will have two stair wells. Chairman Caminiti asks if this an accessory structure. Ms. Kasetta states that she believes it to be an accessory structure since its purpose is to serve the office building at 650 From Road. Ms. Kasetta also reminds the Board that there are medical uses in this building. Board Attorney, Mr. Pellino asks if the structure is to address the current use or is it for a future use? Chairman Caminiti states that he feels that the amount of parking spaces is in excess for the current use and advises that he feels

that the applicant is looking to do future development on this site. Chairman Caminiti would like to know if the applicant is proposing future development. Board Engineer, Mr. TenKate discusses light spillage on the lighting on the roof, which needs addressing. The applicant will change to shorter poles to address that concern. Mr. TenKate states that they will have to add another pole to make up for the shorter poles. Ms. Kasetta introduces Mr. Robert Freud, Engineer for the applicant. Exhibit A-2, an air map is introduced. Mr. Freud describes that there are two non-conforming issues, which this applicant is seeking relief from, dead end parking and stall size. The project will require the removal of 21 trees, however, the applicant will plant 21 new trees. The soil movement will be 4,500 cubic yards which will be for the footings and foundation. Mr. Freud mentions that this is considered to be an accessory structure since its purpose to serve the adjacent office building. This application has one variance, pertaining to rear yard set back. Minimum set back is 40 feet this structure is proposing 24.9 feet. This applicant is requesting a C variance because of the uniqueness of the property. This parking structure is to promote free flow of vehicular and pedestrian traffic. Chairman Caminiti feels that he would like more information on the intended use of this parking garage from this applicant. Board Member, Mr. Scrivanich mentions that the Police Report regarding this application asks for a camera, will the applicant comply? The applicant states yes. Also, they will also have fencing and fire zones as requested by the Borough of Paramus. Ms. Katie Razin, Esq. on behalf of her client, The Valley Hospital makes an appearance as to their interest in this application. Ms. Razin would like to read a statement on behalf of her client. Chairman Caminiti states that this application will be carried to another meeting and Ms. Razin can read her statement at that meeting. Chairman Caminiti states that this applicant needs to come back to the Board as to what type of future development the applicant might be considering, a different lighting plan and more traffic information.

*(This application has been carried to a **special, Tuesday, March 23<sup>th</sup>, 2021** at 7pm virtual/teleconference meeting)*

---

**Voting:**

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

In favor  
6

Opposed  
0

Abstained  
0

**Voting:**

Adopt minutes from January 21, 2021 Meeting. Motion to grant requested

by Chairman Caminiti, 2<sup>nd</sup> by Mr. Conte.

In favor

6

Opposed

0

Abstained

0

---

Planning Board Attorney  
Stephen F. Pellino, Esq.  
Basile, Birchwale, & Pellino, LLP.  
865 Broad Avenue  
Ridgefield, NJ 07657  
201-945-8812

Planner

Francis A. Reiner, PP, LLA  
DMR Architects  
777 Terrace Avenue, 6<sup>th</sup> Fl, Suite 607  
Hasbrouck Heights, N.J. 07604  
201-288-2600

Borough Engineer

Pete TenKate, PE  
330 South Phillips Avenue  
South Hackensack, N.J. 07606  
201-265-2100 ext 619

Court Reporter

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