

Paramus Planning Board Meeting
Thursday, March 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, March 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
W. Stuart Clark
A. Les
M. Blitzstein
L. Romano
P. Caminiti

Absent

M. Sicari
N. Matahen
R. Conte

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: H Mart Paramus, LLC
60 Route 17
Block 503 Lot 1
Minor revision to an approved site plan

Attorney: S. Sinisi, Esq.
2 Sears Drive
Paramus, NJ 07652
(201) 599-1600

Discussion:

Mr. Sinisi stated this is the old Staples location. H-Mart is an Asian supermarket.

Kevin Kievit, Sargenti Architects. Mr. Kievit was sworn in and his credentials accepted by Chairman Caminiti. He is the Senior Project Manager. Mr. Kievit worked under a licensed Architect of the firm. He has worked on other H Marts in Yonkers and Little Ferry.

Mr. Kievit stated their firm provided Architectural services. They are turning the space into a supermarket with a food court. The plans are dated December 5, 2017, signed by Rob Sargenti. Mr. Kievit discussed the plan on the easel. This is an interior renovation only. No exterior renovations are being done. He reviewed the department reports. The applicant agrees to the DPW correspondence dated February 5, 2018 stating there will be a \$10,000 annual sewer maintenance fee.

There are no variances for this application. The applicant has received a Sign permit.

Trash and recycling will be discussed by Mr. Job. Grease traps exist at this time.

Chairman Caminiti asked for questions from the Board, the public.

Denis Niland asked if there will be shopping carts.

Mr. Kievit stated Mr. Job will respond to this.

Exhibit A2 – Preliminary plan that was handed out to the Board.

Lou Romano asked if the food court will have take out service.

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Mr. Kievit stated a customer can go to the store and order, there will be no calling in.

Ken Job, Engineer, Job & Job Consulting Engineers, PA. 108 Hudson Street, Hackensack. Mr. Job stated he prepared the survey and site plan for the proposed project,

Site Plan is dated January 29, 2018, the property is located in the HCC2 zone. A portion of the property is being used for a retail supermarket, no variances are required.

Exhibit A3 – Site Plan shows a parking stall layout and additional stalls in the rear. The cart areas and trash areas are shown. Three dumpsters in the rear to be enclosed. 383 parking stalls are proposed. Handicap spaces are on site and ADA compliant. The applicant agrees to restripe the spaces in the rear of the building.

The loading areas are on the drawings. Sanitary system increase will be minimal.

Chairman Caminiti asked if on the site plan if it is an overlay of the existing site plan.

Denis Niland asked if there is a generator.

Mr. Kievit stated yes.

Ken Hook asked if the dumpsters and enclosures are marked.

Mr. Job stated not yet.

Denis Niland asked if there will be any changes to the lighting.

Mr. Job stated all the lights will be repaired.

Chairman Caminiti asked for questions from the Board, the public.

Peter TenKate asked how many spaces are on the site now.

Mr. Job stated 332.

Douba Ellis, Architect, licensed in NY State. Mr. Ellis confirmed all of the statements are true.

Rick Zack, Advanced Realty Management, Division of Property Management. Mr. Zack stated the landlord has agreed to restripe the rear parking spaces and take care of the lighting.

Voting:

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

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

Opposed:

Abstained:

Hearings:

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

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

Discussion

Mr. Kohut stated this application has been carried from the February 1, 2018 meeting. Wall signs are proposed, there are 2 variances. The applicant will comply with color requirements and hours of illumination.

Exhibit A1 – Revised Sheet A6 – dated November 10, 2017. There are 3 signs. Mattress Firm reduced to 56 square feet, Leslie Pool 52 square feet and WindowRama is 66 square feet.

Mr. Roncati stated the signage is in keeping with the aesthetics, architecture and scale of the building. The building is setback behind Steinway, which is closer to Route 17. These are illuminated signs, off at 11 pm.

Chairman Caminiti asked for questions from the Board, the public.

Mr. Clark asked if the rooftop signs will be removed when the tenant leaves.

Andrew Kohut stated Leslie's has 5 years on their Lease. WindowRama has 2-3 years and Mattress Firm has 3 years left on their Lease.

Exhibit 1 – Shows pylon signs that were taken down.

Mr. Blitzstein asked why do they want new signs.

Andrew Kohut responded the building needs to be upgraded.

WindowRama has no rooftop sign. A variance is requested for 56 square feet. Leslie sign will stay until they remove the rooftop sign.

Michael Blitzstein stated OK for WindowRama, hold off on Leslie until they take down the roof sign.

If the Leslie roof sign is removed, the wall sign is ok at 56 square feet.

Chairman Caminiti asked for questions from the Board, the public.

Peter TenKate suggested upon change of tenancy, the rooftop signs are removed.

Chairman Caminiti stated approve 56 square feet for WindowRama, and the other two tenants when they leave.

Chairman Caminiti stated this application is carried to the meeting of **April 19, 2018.**

Voting:

Motion to approve request by Chairman Caminiti, 2nd by Councilman Amato.

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

Opposed:

Abstained:

Resolution Voting:

Resolution 2018-01, ABM Investments, LLC, Block 4705 Lots 16 & 17, Preliminary and Final Major Subdivision approval. Motion to grant request by Chairman Caminiti, 2nd by Mr. Niland.

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

Opposed:

Abstained: Amato, Les, Romano

Voting:

Approve Vouchers to be Paid. Motion to approve request by Mr. Romano, 2nd by Councilman Amato.

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

Opposed:

Abstained:

Voting:

Approve Minutes from February 1, 2018. Motion to approve request by Mr. Romano, 2nd by Mr. Niland.

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

Opposed:

Abstained:

Planning Board Attorney

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