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 5, 2020.

Pledge of Allegiance
Fran Reiner

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
M. Blizstein
K. Hook
R. Conte
N. Matahen
A. Scrivanich

Absent
P. Verile
D. Niland
A. Les
W. S. Clark

Also Present
Maryellen Parente, Planning Board Secretary
Beth Calderone, Court Reporter
Fran Reiner, DMR Architect, Planner
Pete Ten Kate, Boswell McClave Engineering, Board Engineer
Stephen Pellino, Esq., Basile, Birchwale & Pellino, LLP., Board Attorney

Resolution Voting:
Vote to approve Resolution 2020-02, Thirty Five Plaza Associates, LLC. motion to grant request by Mr. Hook, 2nd by Mr. Conte.

In favor

Opposed

Abstained
Resolution Voting:
Vote to approve Resolution 2020-03, Volta Charging, LLC. motion to grant request by Mr. Hook, 2nd by Mr. Conte.

In favor: 6  
Opposed: 0  
Abstained: 0

Hearing:
Applicant: A&E Dentistry, LLC.  
42 Farview Terrace  
Block 1214, Lot 8  
Tenancy & Parking Variances

Attorney: James Delia, Esq.  
Wells, Jaworski, & Liebman, LLP.  
12 Route 17 N  
Paramus, NJ 07652  
201-587-0888

Discussion:  
The applicant's attorney, Mr. James Delia explains the nature of the application and plans. This application is for a family dentist office. Mr. Delia introduces Mr. Daniel Lamonthe, of Lapatka Associates, Engineer for the applicant. Mr. Lamonthe describes the plans submitted. Mr. TenKate states that pertaining to the drainage, the applicant will mitigate. Mr. Lamonthe mentions that their plans will include a chair lift outside. He also mentions that all the lighting is good enough for the parking, no spillage.  
(7:40 pm Mr. Conte leaves the meeting)

Voting:  
Motion to approve requested by Mr. Hook, 2nd by Chairman Caminiti.

In favor: 6  
Opposed: 0  
Abstained: 0
**Hearing:**

**Applicant:** Target Corporation  
900 Bergen Town Center  
Block 701, Lot 7  
Minor Site Plan Approval & Signage  
4 Drive Up Stalls

**Attorney:** Amee S. Farrell, Esq.  
Kaplin Stewart  
910 Harvest Drive, Suite 200  
Blue Bell, PA 19422  
(610) 941-2547

**Discussion:**

Ms. Farrell describes Target’s minor site plan application for four drive-up lanes at the Bergen Town Center. These lanes are for the purpose of customer order pick-ups. She describes that customers would order their items from the store via the app and then the store would let the customers know via the app when the order would be ready. The customers would then drive up to the designated drive-up lane, which would be posted with ground markings and signage. Ms. Farrell introduces Mr. Ben Mitsmenn, Engineer from Kimley-Horn who describes the application. The Engineer explains that Target can control the amount of traffic that would be generated from this service. Mr. Mitsmenn states that via the app the Target team would give a time that the customer’s order would be ready. Typically, there are 24 customers per day for this service, and therefore, their other stores in the area did not experience a backup of traffic or queuing from this additional service. These customers also typically stay in the drive-up lanes for approximately 2 minutes for loading of their order. Ms. Farrell introduces Ms. Kirsten Redding, Property Manager for Target for NY & Northern NJ. Ms. Redding explains that through the use of the app, their stores can control the volume for this service. Mr. Scriverich asks if Target limits the amount of items that the customer can order? Ms. Redding states yes they do limit the amount and all items are not available via the order pick up feature. Chairman Caminiti asks if the applicant did a traffic study for the Bergen Town Center? Ms. Farrell states no. Chairman Caminiti states that the Board would like to see a traffic study for this application. Ms. Farrell states that they will compile and return to the Board with this application. (application carried to the April 2, 2020 meeting)
**Conceptual Presentation:** Macy’s
100 Paramus Park Mall Road
Block 5207, Lot 2
Proposed Development-
Health Club & Restaurant
Convenience Store, Fueling Station & Restaurant

**Presentation made by:** Lisciotti Development, Ryan Leeming

**Discussion:**
Mr. Ryan Leeming, Vice President of Lisciotti Development, a Massachusetts’ based Development firm hired by Macy’s describes what Macy’s Paramus Park would like to possibly develop in their parking lot. Mr. Leeming states that he would like to get feedback from the Board on two concept plans. Mr. Leeming introduces Keith Cahill, Engineer from Buhler Engineering. Mr. Cahill describes one conceptual plan which would include a national health club chain and restaurant. This proposal would require a subdivision of the property and variances for parking. The other conceptual plan is for a gas station, convenience store, and restaurant. The Board said that they had concerns about having a gas station in that area, as it might add more traffic. Mr. Leeming called the first project a little more disruptive because of the variances that it would require, while the second plan was a little more manageable and less disruptive. Chairman Caminiti said that Mr. Leeming should review any further discussions regarding the proposed conceptual plans in writing to the Board Attorney. Chairman said that the use for the second proposal was not generally something the Board was in favor of.

**Discussion:**
Debrah Piccione, of 36 Ferndale Road requested to address the Planning Board regarding a previous application before the Board and the subsequent construction for that approval for applicant Ridgewood Country Club.
(9:35 pm, Chairman Caminiti recues himself from the dais. Mr. Hook takes the seat as Acting Chairman)
Mrs. Piccione states that the Board approved an application for the Ridgewood Country Club last year and she would like to complain that the construction pertaining to that project is inhibiting her living at her property. Materials pertaining to the application are stored on the other side of the fence behind her property. Mrs. Piccione shows pictures of what she is referencing. Mrs. Piccione asks the Board to help her get them to clean up the site. Mr. Hook asks Mrs. Piccione if she has spoken to the Building Department’s Construction Official, Mr. Michael O’Connell? Mr. Piccione, of 36 Ferndale Road approaches the Board and states that they both complained to Mr. O’Connell. Mr. Hook states that he did speak to Mr. O’Connell and the contractor for the project has cleaned up the site. Mr. and Mrs. Piccione states that it took five months to get action from the Building Department. Mr. and Mrs. Piccione state that the Building Department is not being responsive to their complaints. Mr. Blitzstein states that this Board does not have the authority to enforce regulations pertaining to construction.

**Voting:**

Approve to Nominate Stephen Pellino, Esq. as Planning Board Attorney. Motion to approve requested by Chairman Caminiti, 2nd by Mr. Hook.

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**Voting:**

Approve to an adjournment request for applicant, 113-117 W. Midland Avenue until further notice. Motion to approve requested by Chairman Caminiti, 2nd by Mr. Hook.

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**Voting:**

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

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**Voting:**

Adopt minutes from February 6, 2020 Meeting. Motion to grant requested by Chairman Caminiti, 2nd by Mr. Hook.
In favor: 6  
Opposed: 0  
Abstained: 0

Planning Board Attorney
Stephen F. Pellino, Esq.
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201-945-8812

Planner
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Borough Engineer
Pete TenKate
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South Hackensack, N.J. 07606
201-265-2100 ext 619

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