

Paramus Planning Board Meeting
Thursday, March 7, 2019

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 7, 2019.

Pledge of Allegiance

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

Absent

P. Verile

Also Present

Maryellen Parente	Planning Board Secretary
Susan Bischoff	Court Reporter
Francis Reiner	DMR Architect, Planner
John Yakimik	Boswell McClave Engineering, Borough Engineer
Dan Lagana	Dan Lagana, Esquire

Resolutions Passed

Vote to approve Resolution 2019-008, All American Ford.
Motion to grant request by Mr. Caminiti, 2nd by Mr. Blitzstein.

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

Vote to approve Resolution 2019-009, 78 Ramapo Valley Road, LLC.
Motion to grant request by Mr. Caminiti, 2nd by Mr. Blitzstein.

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

Hearings:

Applicant: Timothy Oulton
385 Route 17 South
Sign
Block 4301, Lot 6

Attorney: James Delia
Wells, Jaworski & Liebman
12 Route 17 North
Paramus, NJ 07653-1827
201-587-0888

Discussion:

James Delia describes the proposed signage. Expert witness for the applicant, John Janis of Butler Sign company advises the best position for the sign. No pylon sign. Introduced A1, site of existing signage and A2 different view of the existing sign. The sign will have the address and any future tenants. A3 introduced which shows two signs to the north of the property. Mr. Caminiti inquires if the applicant met with the Sign Committee and if the applicant is doing what is recommend. The applicant is proposing 30" for the height of the sign on the existing wall appendage. The Sign Committee recommended 24" for the height. The Town ordinance states the highest height is 18". A4 Introduced as the

proposed sign. Damian Giunta, General Contractor was examined by the applicant's attorney. The property had an existing sign at 30", but the contractor measured incorrectly and took down the sign. Therefore the applicant lost the opportunity to keep the height of the sign. Mr. Delia introduced Bridget Bogert as Planner. Ms. Bogert introduces A5, a two page exhibit of signs to the North of the property. Ms. Bogert feels that the sign is part of the existing wall.

Voting:

Motion to approve request by Mr. Caminiti, 2nd by Mr. Clark.

<u>In favor</u>	<u>Opposed</u>	<u>Abstained</u>
6	2	1

Hearings:

Applicant: Bank of America
357 Route 17
Two Drive Thru ATM Kiosks
Block 3102, Lot 1

Attorney: Diane Hickey
Riker, Danzig, Scherer, Hyland & Perretti, LLP
One Speedwell Avenue
Morristown, NJ 07962
973-538-0800

Discussion:

Diane Hickey makes her opening statements and describes the proposed two lane ATM Kiosks. She introduces Anthony Albano, Project Manager for Stonefield. Mr. Albano introduces A1 site plan and A2 site plan previously submitted. This project needs NJDEP approval. Exhibit A1 shows the drainage to the back of the property and 3 curb cuts. Site allows for 1 vehicle using the ATM with room for 4 vehicles waiting. Chairman Caminiti asks for a comparison for other ATMs in the area with regard to traffic. The traffic report that has been submitted with the application is based on the use of the ATM, not traffic that exist and how the proposed project would

effect that traffic. Chairman Caminiti recommends that the applicant hire a traffic expert. (application carried to 4/4 meeting)

Discussions:

Soldier Hill Redevelopment Plan, Block 7706, Lot. 1

Mr. Reiner discussed that the plans for this property has changed from 6 buildings to 3 buildings. The NJDEP has approved the plan. The applicant will submit to the Borough for site plan approval.

Redevelopment Study-Tori Brett, Block 4808, Lot 6.Q & 6.QQ

Mr. Reiner discusses the nursery redevelopment. Mr. Lagana advised that the presentation regarding this property was given at the January 24, 2019 meeting. Mr. Reiner explains that the property meets criteria for redevelopment. Resident Maureen O'Brien of 662 Pascack Rd asks to confirm that this is not eminent domain and that the property owner is aware of this discussion. Mr. Reiner confirmed it is not eminent domain and that the property owner is aware. Resident Richard Jobsky had a question about property on Paramus Road, who is currently do working. Mr. Jobsky also had a question about the parking at Trader Joe's parking lot.

Voting:

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

In favor

8

Opposed

1

Abstained

0

Voting:

Approve Minutes from January 24 & February 7, 2019. Motion to approve requested by Mr. Blitzstein, 2nd by Mr. Niland.

In favor

9

Opposed

0

Abstained

0

Voting:

Approve Vouchers to be paid. Motion to approve requested by Chairman Caminiti, 2nd by Mr. Conte.

In favor
9

Opposed
0

Abstained
0

Planning Board Attorney

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