

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

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

Pledge of Allegiance

Mr. 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
K. Hook
R. Conte
A. Les
M. Blitzstein
A. Scrivanich
P. Verile
N. Matahen

Absent

W.S. Clark
D. Niland

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 |

Hearing:

Applicant: NTH 241 W, LLC.
241 Route 4 West and Frisch Court
Block 1411, Lots 1 & 8
Minor Subdivision

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

Discussion:

The applicant's attorney, Mr. Andrew Kohut describes this minor subdivision application for 241 Route 4 West and 243 Frisich Court. This application is variance free. Mr. Alexander Lapataka, Engineer for the applicant, describes this subdivision. The applicant pre-COVID wanted to make the property at 241 Route 4 W more attractive to tenants by squaring out the property with the addition of a small piece of property from 241 Frisich Court. Ben Porat Yosef School at 241 Frisich Court, will be selling 6,010 square feet of vacant property to NTH 241 W, therefore exchanging the property from lot 8 to lot 1 of block 1411. Since starting the application, the applicant was able to secure a tenant, Krispy Kreme for the property. The applicant decided that they would still go through with the subdivision. There are no physical changes being made and the purpose for this subdivision would be for future uses of this property. Mr. Lapataka states that the Bergen County Planning Board has approved this subdivision. The Borough of Paramus Planning Police recommended that the school add lighting and cameras. The applicant will let the school know. Chairman Caminiti verifies that there are no variances with this application. Mr. Lapataka states no.

Voting:

Motion to approve **NTH 241 W, LLC.**, requested by Chairman Caminiti, 2nd by Mr. Scrivanich.

In favor
7

Opposed
0

Abstained
0

(7:24 pm Councilman Verile joined the meeting.)

Review:

Review of Ordinance # 2021-06 to Amend Chapter 429-40, Fences and Walls

Review of Ordinance # 2021-14 To Amend Chapter 367, Signs Section 367-12 Subsection L Billboards

Review of Ordinance # 2021-11 To Amend, Part II, Chapter 371-5.1 Site Plan Fees

The Planning Board was asked by the Governing Body to review amending the above proposed Ordinances. Board Planner, Mr. Reiner describes the amendments

Ordinance # 2021-11 To Amend Part II, Chapter 371-5.1, Site Plan Fees. Mr. Reiner states that this amendment will change the fees involved for site plan review from \$ 10.00 per \$ 1,000.00 to \$ 20.00 per \$ 1,000.00.

Ordinance # 2021-06 To Amend Chapter 429-40, Fences and Walls. Mr. Reiner explains that this amendment pertains to (d) regarding fence and retaining wall fence. The retaining wall and fence shall not exceed 10 feet.

Ordinance # 2021-14 To Amend Chapter 367, Signs Section 367-12 Subsection L, Billboards. Mr. Reiner the revisions pertain to L.2 a, b, & c which prohibits billboards in all areas then in the overlay zones. There is also an amendment to change the size 5. © 85ft and 6 © 60ft reducing static and multi message billboards.

Voting:

Vote to approve report recommending the amendments to the above ordinances to Mayor and Council. Motion to grant requested by Chairman Caminiti, 2nd by Mr. Blitzstein.

In favor
7

Opposed
0

Abstained
0

Voting:

Vote to approve report recommending the amendments to the above ordinances to Mayor and Council. Motion to grant requested by Chairman Caminiti, 2nd by Mr. Blitzstein.

In favor
7

Opposed
0

Abstained
0

Voting:

Approve Vouchers to be Paid. Motion to approve requested by Chairman

Caminiti, 2nd by Mr. Blizstein.

In favor
7

Opposed
0

Abstained
0

Voting:

Adopt minutes from February 18, 2021 Meeting. Motion to grant requested by Chairman Caminiti, 2nd by Mr. Blizstein.

In favor
7

Opposed
0

Abstained
0

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