

Paramus Planning Board Virtual/Teleconference
SPECIAL Meeting
Tuesday, March 23, 2021

Chairman Caminiti at 7:00 PM in called a virtual/teleconference special meeting of the Paramus Planning Board on Tuesday, March 23, 2021.

Pledge of Allegiance

Mr. Blitzstein

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
D. Niland

Absent

P. Verile
N. Matahen
W.S. Clark

Also Present

Maryellen Parente	Planning Board Secretary
Susan Bischoff, 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: 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:

*(This application has been carried from our February 18, 2021 meeting.)
(Mr. Conte joined the virtual/teleconference meeting at 7:10pm)*

The applicant's attorney, Ms. Kasetta continues with this application for 650 From Road pertaining to a new parking structure for the existing office building. Mr. Robert Freud, the applicant's Engineer continues his testimony. Mr. Freud describes exhibit A-4, marked Parking Count which shows the existing parking compared to proposed parking. The exhibit shows that the applicant will be banking 41 parking spots, which will be greenery until possible further use. Exhibit A-5, is a map overlay which shows the view from the parking garage to 675 ft to the nearest The Valley Hospital room. DEP is currently reviewing a permit for wetlands and flood hazard. Mr. TenKate, Board Engineer, asks if the applicant will take care of snow blowing for the parking deck. That will be take care of. Mr. Timothy Tracey, Architect for the applicant describes exhibit A-6, a photo of the view from The Valley Hospital. Also introduced exhibit A-7, a lighting plan. The applicant is asking for a design waiver pertaining to the lighting. Board Planner, Mr. Reiner discusses that this architectural design does not meet the Borough's code design, Chapter 429 # 7 uninterrupted design. Mr. Reiner states that he does not see visual breaks on the side of the parking garage, which as per code, should be every 100ft. Chairman Caminiti states that aesthetically the side of the parking garage needs to be broken up. Mr. Tracey states that he will work with the Board Professionals, Mr. TenKate and Mr. Reiner on how to resolve this issue. Mr. Tracey states that they can install wall panels. Mr. TenKate states that he would like to see the applicant use 20ft light poles instead of 15ft, as he feels it give a more uniform light. Ms. Katie Razin, Esq. representing The Valley Hospital asked the Board to be able to read comments regarding this application from her client. Ms. Razin explains that this property is adjacent to The Valley Hospital. The Valley Hospital approves of this application and will work with the applicant and the Board Professionals. The Valley Hospital acknowledges that there will be no adverse effects of the construction of this parking garage. Also, The Valley Hospital would like to acknowledge that the applicant would agree to way finding signs to lead visitors to the hospital's parking garage, clean out Sprout Brook, road improvements and advise as to any future developments. The applicant attorney, Ms.

Kasetta states that applicant is willing to work with the hospital and will include them on any changes to this site plan.

Voting:

Vote to approve, 650 From Road, LLC. Motion to grant requested by Chairman Caminiti, 2nd by Mr. Blitzstein.

In favor
6

Opposed
0

Abstained
0

Voting:

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

In favor
7

Opposed
0

Abstained
0

Voting:

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

In favor
7

Opposed
0

Abstained
0

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Borough Engineer
Pete TenKate, PE
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C/O Beth Calderone, CCR
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