

**Paramus Planning Board Meeting**  
**Thursday, April 4, 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, April 4, 2019.

**Pledge of Allegiance**

Dan Haben

**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**

A. Les  
K. Hook  
W. S. Clark  
A. Scrivanich  
P. Caminiti

**Absent**

R. Conte  
N. Matahan  
D. Niland  
M. Blizstein  
P. Verile

**Also Present**

Maryellen Parente	Planning Board Secretary
Susan Bischoff	Acting Court Reporter
Dan Haben	DMR Architect, Acting Planner
John Yakmik	Boswell McClave Engineering, Acting Borough Engineer
Dan Lagana	Dan Lagana, Esquire

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**Hearings:**

Applicant: DeVry University  
81Route 4  
Block 604, Lot 15  
Signage

Attorney: Wells, Jaworski, & Liebmen, LLP.  
Kathryn Walsh  
12 Route 17 N  
Paramus, NJ 07653  
201-587-0888

**Discussion:**

Acting Borough Engineer, John Yakimik recused himself and left the room for this applicant. Kathryn Walsh describes application for signage. The applicant is proposing a free standing sign which requires one variance. Chad Maldonado, Center Dean for DeVry University explains how much the signs will help the center's students find the location. Mr. Maldonado explains that the center has different types of students coming from other than New Jersey locations. These signs will help the flow of traffic because students will be able to locate the center quickly. Joseph Busto, of Printing & Signs describes the proposed signs. The applicant will conform to any town illumination ordinance. Directional signs will help students know where to go once they come off of Route 4. Chairman Caminiti asks if the existing signs are going to stay up. The Board requests that the applicant remove the old signage. The applicant is happy to do so. Mr. Lagana asks if the signs are one or two sided. One sign is two sided. Chairman Caminiti asks if the applicant has complied with the recommendations from the Signage Committee. Yes the applicant has complied.

**Voting:**

Motion to approve request by Mr. Clark , 2<sup>nd</sup> by Mr. Caminiti.

In favor  
5

Opposed  
0

Abstained  
0

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**Hearings:**

Applicant: Brookfield Properties  
700 Paramus Park  
Block 5203, Lots 1, 2 & 3, Block 5204 Lot 1, Block 5303, Lot 4,  
Block 6207, Lot 2, Block 5004, Lot 6  
Signage

Attorney: Wells, Jaworski, & Liebmen, LLP.  
James Delia  
12 Route 17 N  
Paramus, NJ 07653  
201-587-0888

**Discussion:**

James Delia describes proposed sign. The only change to the existing sign is the size of the sign. Ryan Tavers, Butler sign describes how the signs will be the same but will increase in size by 21.5. The applicant will upgrade the lighting with LED. Chairman Caminiti asks if the sign will make it easier to find the stores. Mr. Tavers states yes, that the signs will be able to be seen better and offer drivers less confusion. Chairman Camniti asks if the applicant has complied with the recommendations from the Signage Committee. Yes the applicant has complied.

**Voting:**

Motion to approve request by Mr. Hook , 2<sup>nd</sup> by Mr. Scrivanich.

In favor  
5

Opposed  
0

Abstained  
0

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**Hearings:**

Applicant: Paramus Fuels, LLC.  
594 Route 17  
Block 6201, Lot 2  
Signage

Attorney: Prime Law, LLC.  
Benjamin Wine  
141 Ayers Court, Suite LLA-7  
Teaneck, NJ 07666  
201-371-1026

**Discussion:**

Benjamin Wine describes the changes to existing signs. Mr. Wine introduces Matt Seckler, Planner for Stonefield Designs. The price sign remains the same. The applicant is asking for two canopy signs. Speedway, another gas station on Route 17 has two canopies. The applicant is also asking for the Board to approve another color used in the logo of Amoco. John Yaminik asks the witness to address the Board's Engineers concerns in his letter to the applicant. Chairman Caminiti asks if the applicant has complied with the Signage Committee's recommendations. Yes, the applicant has complied.

**Voting:**

Motion to approve request by Mr. Caminiti, 2<sup>nd</sup> by Mr. Scrivanich.

<u>In favor</u>	<u>Opposed</u>	<u>Abstained</u>
5	0	0

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**Voting:**

Motion to accept Minutes from March 21, 2019 Meeting. Motion to grant request by Chairman Caminiti, 2<sup>nd</sup> by Mr. Hook.

<u>In favor</u>	<u>Opposed</u>	<u>Abstained</u>
5	0	0

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**Voting:**

Motion to Pay Vouchers. Motion to grant request by Chairman Caminiti, 2<sup>nd</sup> by Mr. Hook.

<u>In favor</u>	<u>Opposed</u>	<u>Abstained</u>
5	0	0

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Planning Board Attorney

Dan Lagana  
Chasan Lamparello Mallon & Cappozzo, PC  
300 Lighting Way  
Secaucus, N.J. 07094  
201-809-6025

Planner

Francis A. Reiner, PP, LLA  
DMR Architects  
777 Terrace Avenue, 6<sup>th</sup> Fl, Suite 607  
Hasbrouck Heights, N.J. 07604  
201-288-260025

Borough Engineer

Boswell McClave  
Peter Ten Kate, P.E.  
330 South Phillips Avenue  
South Hackensack, N.J. 07606  
201-265-2100 ext 619

Court Reporter

C/O Beth Calderone, C.S.R.  
77 Ottawa Avenue  
Hasbrouck Heights, N.J. 07604  
201-288-0277