

**Paramus Planning Board Meeting**  
**Thursday, April 18, 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 18, 2019.

**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**

D. Niland  
A. Les  
M. Blizstein  
K. Hook  
W. S. Clark  
P. Caminiti

**Absent**

A. Scrivanich  
R. Conte  
N. Matahan  
P. Verile

**Also Present**

Maryellen Parente	Planning Board Secretary
Beth Calderone	Acting Court Reporter
Fran Reiner	DMR Architect, Acting Planner
Pete TenCate	Boswell McClave Engineering, Borough Engineer
Dan Lagana	Dan Lagana, Esquire

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**Resolution Voting:**

Vote to approve Resolution 2019-012 Brookfield Properties. Motion to grant request by Mr. Niland, 2<sup>nd</sup> by Mr. Hook.

<u>In favor</u>	<u>Opposed</u>	<u>Abstained</u>
4	0	0

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Vote to approve Resolution 2019-013 DeVry University. Motion to grant request by Mr. Caminiti, 2<sup>nd</sup> by Mr. Niland.

<u>In favor</u>	<u>Opposed</u>	<u>Abstained</u>
4	0	0

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Vote to approve Resolution 2019-014 Paramus Fuels. Motion to grant request by Mr. Caminiti, 2<sup>nd</sup> by Mr. Hook.

<u>In favor</u>	<u>Opposed</u>	<u>Abstained</u>
4	0	0

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Vote to approve Amended Resolution 2018-023 Humdingers, LLC. Motion to grant request by Mr. Caminiti, 2<sup>nd</sup> by Mr. Les.

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

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**Hearings:**

Applicant: The Valley Hospital Inc.  
599-611 Valley Health Plaza  
1 Valley Health Plaza  
120 & 140 E. Ridgewood Ave  
622, 640, 650 and 670 Winters Avenue  
Preliminary and final site plan; major soil movement  
Block 5006, Lot 5.02  
Block 6105, Lot 1 & 2  
Block 6107, Lot 5 & 6

Block 6301, Lot 2 & 4  
Block 6108, Lot 1  
Block 6109, Lot 1

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

### **Discussion:**

Mr. Stuart Liebman re-introduced exhibits A5, A7, and A9 for this project. Mr. Brian K. Norkus, Architect for HDR, Inc. continued his testimony from the March 21, 2019 meeting. There is no signage application. The applicant is still developing the signage and will make a separate application. Mr. Norkus mentions that they have made modifications to the plans regarding the hot box on Ridgewood Ave. Suez requested another water meter on Winters Ave. Mr. Matthew Seckler, Principal and Transportation Expert, at Stonefield Engineer testified about the traffic impact study. A23, the Traffic Study was introduced along with A24, the Shared Parking Plan. The plan includes a growth rate for the town. Borough Engineer Pete Ten Cate asks what growth rate used in the Traffic Study. A .8 % growth rate per year was used. The applicant plans to use several improvements to help the traffic impact on the town. This would include road changes, traffic signal changes and other innovative smart systems. The project includes widening Ridgewood Ave. and making a left-hand turn into the school on East Ridgewood Ave. Exhibit A25, a resolution from the Paramus Board of Education approving the improvements, which will not be a cost to the town or Board of Education. Chairman Caminiti asks if the road improvements can be made before construction of the hospital to ease the traffic from the construction. Mr. Seckler advises that the construction vehicles can damage any road improvements, however, they will work with the Board as to when the best timing would be for the improvement. The project completion is projected for 2022. The hearing was opened to the public for comments. Sam Helsle, 28 Boat Street, North Haledon, owner of Retro Fitness. Mr. Helsle has concern with the increased traffic that the hospital will cause because parking for his business is across the street from his business and his patrons would have to walk across a busier street. The applicant is willing to work with the business owner. Debra Minervina, 297 Ordell Ave. has concern the effect the noise from the emergency will have on the nearby school. Chairman Caminiti advised

that we will discuss noise going forward and will address this resident's concern at that time.  
(applicant is being carried to 6/6/19)

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**Voting:**

Motion to accept Minutes from April 4, 2019 Meeting. Motion to grant request by Chairman Caminiti, 2<sup>nd</sup> by Mr. Hook.

In favor

6

Opposed

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Abstained

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**Voting:**

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

In favor

6

Opposed

0

Abstained

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