

Paramus Planning Board Meeting
Thursday, May 2, 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, May 2, 2019.

Pledge of Allegiance

W.S. Clark

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
R. Conte
P. Verile,
P. Caminiti

Absent

A. Scrivanich
N. Matahan

Also Present

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

Hearings:

Applicant: Alexander Levinstein & Julia Dragunsky
89 Willowbrook Court
Block 4910, Lot 4
Indoor Pool

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

Discussion:

The applicant's attorney describes the proposed indoor pool which is being constructed to help the health of the applicant. Mr. Delia introduces exhibit A1, a color plan of the proposed indoor pool. The property is in a R-75 zone and is an oversized lot. The property has one non-conformity on one side of the residence, which will be removed with this application. Mr. Delia has Mr. Lapatka describe the proposed project. The pool equipment will be located in the pool enclosure. The proposed salt water pool is small, 12 x 20 and will be used as exercise therapy. Resident, Thomas Donahue, 579 Dover St., which is the lot next to the property, has concern about drainage especially pertaining to his lot. Chair Caminiti asks if any drainage calculations were done? The Borough Engineer will perform test holes for drainage. Michael Callori, Architect for the applicant, introduces exhibit A2, showing the windows on the pool structure. Windows are high for the privacy of the property owners and all so other residents. Ms. Bogart, Planner for the applicant, discusses that this is a permitted conditional use. Ms. Bogart advises that the pool is half the size of a normal pool. She also mentions that the application meets all the requirements.

(note: Councilman Verile came in at 7:05 pm)

Voting:

Motion to move forward with an application. Motion to grant request by Chairman Caminiti, 2nd by Mr. Blitzstein.

In favor
7

Opposed
0

Abstained
0

Hearings:

Applicant: Arcola Country Club
Route 4 and Paramus Road
Block 1002, Lots 2 & 3
Block 1101, Lots 1 & 2
Block 1102, Lot 13
Extension of time

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

Discussion:

The applicant's attorney describes the reason for extension of time on a previous approval before the Board for approval of a golf practice building. The applicant would like to amend the original approval for 4400 sq. feet. The applicant will start construction in the Fall. Mr. Lapatka, Engineer for the applicant describes the added sq. footage to the building as a small amount to be added.

Voting:

Motion to move forward with an application. Motion to grant request by Mr. Conte, 2nd by Mr. Blitzstein.

In favor
8

Opposed
0

Abstained
0

Hearings:

Applicant: AR Paramus Investors, LLC.
299-317 Route 17S

Block 3102, Lots 4
Minor Subdivision and Variances

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

Discussion:

The applicant's attorney describes the subdivision would be for three lots. The PGA Store, Shopping Plaza/Medical Building and PC Richard & Sons. The lot lines would be between the buildings. Mr. Robert Freud, Engineer and Planner, Dynamic Engineering Consultants explains the parking requirements and lot and building coverages. Mr. Bruce R. Catona, Member, AR Paramus describes about the proposed minor subdivision and variances.

Voting:

Motion to move forward with an application. Motion to grant request by Chairman Caminiti, 2nd by Mr. Les.

<u>In favor</u>	<u>Opposed</u>	<u>Abstained</u>
8	0	0

Voting:

Motion to Pay Vouchers. Motion to grant request by Chairman Caminiti, 2nd by Mr. Clark.

<u>In favor</u>	<u>Opposed</u>	<u>Abstained</u>
8	0	0

Voting:

Motion to approve Minutes from April 18th. Motion to grant request by Chairman Caminiti, 2nd by Mr. Clark.

<u>In favor</u>	<u>Opposed</u>	<u>Abstained</u>
8	0	0

Planning Board Attorney

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