

**Paramus Planning Board Meeting**  
**Thursday, May 16, 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 16, 2019.

**Pledge of Allegiance**

Rich

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

**Absent**

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

**Also Present**

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

### **Resolution Voting:**

Vote to approve Resolution 2019-015 Arcola Country Club. Motion to grant request by Mr. Clark, 2<sup>nd</sup> by Mr. Les.

In favor  
6

Opposed  
0

Abstained  
0

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Vote to approve Resolution 2019-016 Alexander Levinstein & Julia Dragunsky- 89 Willowbrook Ct. Motion to grant request by Mr. Niland, 2<sup>nd</sup> by Mr. Scrivanich.

In favor  
6

Opposed  
0

Abstained  
0

### **Hearings:**

Applicant: Redevelopment Study-Nurseries  
Block 7002, Lot 1.QQ  
Block 7701, Lot 3 Q  
Block 7003, Lot 1.QQ  
Block 7101, Lot 4.Q & 4QQ  
Block 2701, Lot 12  
Block 2801, Lot 1

### **Discussion:**

Borough Planner, Mr. Fran Reiner discusses what the Redevelopment Study, Nurseries is about. Mr. Reiner explains that New Jersey State has mandated that municipalities within the state look at nurseries to see if they meet the criteria for possible redevelopment. There are three rounds to this review and the town is working towards meeting it's third round of COAH. Mr. Reiner explained that there is no zoning changes or no change in ownership rights. He further expresses that nothing is being proposed on these properties. Board Attorney, Mr. Dan Lagana clarifies that this process is not eminent domain. Resident, Mana Hajga, 211 Bedford Road asks what does the third round mean? Mr. Reiner explains that COAH is legally in place, but the Judges of the Court are mandating that towns do a third round. If we don't comply with the mandate, the town could be

potentially dealing with a builder's remedy suit from the State. Resident, Mr. Rick Esieley, 232 Oradell Avenue, asks if the sewer system will be repaired? Mr. Reiner advised that typically if and when a property is considered for a proposed development, the developer would be responsible for upgrading the sewer system. Mr. Reiner further explains that the third round of the Redevelopment study criteria is that the infrastructure is aged. Resident, Dr. Joan Rivers, Caroline Road, asks were the sewers at the residential homes looked at near the properties in question? Mr. Reiner answers no. Mr. Lagana explains how COAH started with the NJ Supreme Court Mt. Laurel Doctrine. Chairman Caminiti states that our town has complied with rounds 1 and 2 of the Redevelopment study. Resident, Dr. Joan Rivers, asks if the town would notify of any future development? Mr. Lagana answer yes.

### **Voting:**

Motion to move forward. Motion to grant request by Chairman Caminiti, 2<sup>nd</sup> by Mr. Scrivanich.

In favor  
6

Opposed  
0

Abstained  
0

### **Hearings:**

Applicant: The Stop and Shop Supermarket Company, LLC.  
Route 17 and Linwood Avenue  
Block 7401, Lots 2 & 4  
Preliminary and Final Major Site Plan Approval

Attorney: Price, Meese, Shulman & D'Arminio  
John L. Molinelli  
50 Tice Boulevard  
Woodcliff Lake, NJ 07677  
201-391-3737

### **Discussion:**

The applicant's attorney asks for a limited postponement as there are changes that the applicant would like to make as a result of the town reviewing the plans. He further explains that he will be asking for a waiver

and a variance. Mr. Molinelli advises that the applicant will keep the agreement with the town of Paramus pertaining to the walkway to the bus depot in front of the property. In fact, they will make the pathway nicer for the residents. This application has a reduction in impervious coverage and reduction in storm water run-off. The site will have the Stop and Shop building, 2 sit down restaurants and two drive-thru restaurants.  
(carried to June 6<sup>th</sup> meeting)

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### **Hearings:**

Applicant: PAG New Jersey JL2, LLC.  
405 Route 17

Block 4301, Lots 1  
Addition of a prep building, parking stalls and access  
Driveway

Attorney: Cleary, Giacobbe, Alfieri, Jacobs, LLC.  
Brian M. Chewcaskie  
169 Ramapo Valley Road  
Oakland, NJ 07436  
201-944-2300

### **Discussion:**

The applicant's attorney describes the application for a 1444 square ft prep building with 4 bays on the north side of the property. This building will be used to wash/clean vehicles. The building will only be accessed by employees and will have it's own washing system with drainage. Scott Turner, PE, from Menlo Engineering, introduces exhibit A-1 showing existing conditions of the property and A-2 large scale site plan. There is an above ground used oil tank that will be removed. The applicant is looking for a design wavier for 8, 9 x 8 parking spaces and 22.6 drive isle by the building. The parking spaces are not publically accessed and would only be utilized by the employees. Mr. Les asks why couldn't the building be a part of the main building? Mr. Turner said that there was no good way to configure it. Resident, Rich, 15 King Road asks about more activity and the noise that it would create on the property and if there was a way that they could enhance the buffer to the residents near that side of the property. Chairman Caminiti advises that the applicant can utilize a fence that has sound proofing. Mr. Chewcaskie states that the applicant would

be willing to make that a condition of approval. Kevin P. Spink, Architect, Canzani Associates describes the design of the building. Mr. Ten Kate needs a plan on the maintenance of the water sediment used to wash the vehicles in the bays. Mr. Caminiti asks if we can add sound proofing doors on the bays. Mr. Spink advised that they are not available.

**Voting:**

Motion to move forward with an application. Motion to grant request by Chairman Caminiti, 2<sup>nd</sup> by Mr. Clark.

<u>In favor</u>	<u>Opposed</u>	<u>Abstained</u>
6	0	0

**Voting:**

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

<u>In favor</u>	<u>Opposed</u>	<u>Abstained</u>
6	0	0

**Voting:**

Motion to approve Minutes from May 2nd. Motion to grant request by Chairman Caminiti, 2<sup>nd</sup> by Mr. Clark.

<u>In favor</u>	<u>Opposed</u>	<u>Abstained</u>
6	0	0

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