

Paramus Planning Board Meeting
Thursday, June 20 , 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, June 20 , 2019.

Pledge of Allegiance

R. Conte

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
M. Blizstein
W. S. Clark
R. Conte
P. Caminiti
N. Matahen

Absent

D. Niland
A. Scrivanich
K. Hook
P. Verile

Also Present

Maryellen Parente
Beth Calderone
Francis Reiner
Peter Tenkate
Dan Lagana

Planning Board Secretary
Court Reporter
DMR Architect, Planner
Boswell McClave Engineering, Borough Engineer
Dan Lagana, Esquire

Resolution Voting:

Vote to approve Resolution 2019-020, Mantra 275, LLC. Motion to grant request by Mr. Caminiti, 2nd by Mr. Clark.

In favor
5

Opposed
0

Abstained
0

Vote to approve Resolution 2019-021 The Valley Hospital, Soil Movement. Motion to grant request by Mr. Caminiti, 2nd by Mr. Clark.

In favor
5

Opposed
0

Abstained
0

Hearings:

Applicant: J & R Tobacco (New Jersey) Corp.
176-184 Route 17 N
Block 2504, Lot 13
Minor Site Plan Approval: Interior Alterations

Attorney: Post Polak, P.A.
Marsha Moore
425 Eagle Rock Avenue, Suite 200
Roseland, NJ 07068
(973) 228- 9900

Discussion:

Applicant's attorney, Marsha Moore describes application for the Board. The applicant is proposing interior alterations to remodel the lounge area and to add a bar which would only sell high end spirits. The applicant has applied for a liquor license with our Borough Clerk's office. The applicant also plans on offering limited food in the form of pre-packed food items. The applicant plans not to have a kitchen. There is no signage with this application. Kurt Manz, Project Manager for Casa de Monte Cristo testifies that to the above changes for the site. He further testifies that they have enough parking in the rear of the building to accommodate the modifications. Matt DeWitt, the applicant's engineer introduces exhibit

A1, site plan layout which includes three ADA parking stalls. Two in the rear and one in the front. Exhibit A2, is a layout of interior modifications showing that they will increase 11 seating positions. Regarding parking, the site is losing two parking spaces because of the ADA compliance. Mr. Matahan explains that the Mayor and Council recently passed a courtesy Veteran Parking Spot initiative in the town. He asks if the applicant is will to implement the parking spot on this site. Ms. Moore says that the applicant would be willing to add that to the project. Chairman Caminiti inquires as to the dumpster in the rear, which he feels that the location should be changed. Also, Chairman Caminiti also points out that the driveway that accesses the rear parking lot needs to be paved. He also points out if the applicant can do additional landscaping. Paul Ricci, Planner for the applicant introduces exhibit A3, photos of the property and parking lot study. Mr. Clark asked what day of the week was the parking lot study was done. Mr. Ricci said Saturday. Mr. TenKate has concern about change of tenancy in the future and enough parking. Chairman Caminiti states that they would like the applicant to move the dumpsters and have an enclosure (blockwall) for that dumspter, have 1 Veteran's spot, additional landscaping in the rear, and have the driveway to the rear lot re-surfaced.

Voting:

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

In favor
6

Opposed
0

Abstained
0

Hearings:

Applicant: FDS, INTL, LLC.
18 West Ridgewood Avenue
Block 6806, Lot 1
Proposed Development: Expansion of Second Floor

Attorney: Stephen P. Sinisi, Esq.
2 Sears Drive, 2nd Floor
Paramus, NJ 07652
(201) 599-1600

Discussion:

Applicant attorney, Stephen P. Sinisi introduces, exhibit A1, Borough of Paramus Planning Board Resolution # 2019-002 approving the second floor addition. 2670 square feet, squaring off of the second floor. The applicant is seeking a variance regarding parking in anticipation of a medical use. William Page, Engineer testifies that there is no changes in the foot print and introduces exhibit A2, "modified site plan" describing the site plan. C2 variance is needed for parking for medical use. The Borough's Shade Tree Commission recommended adding landscaping to the north side of the property and the Engineer has revised the plans to reflect that change. The entrance will remain the same and the property is zoned for medical offices, however the property does not meet the parking requirements. Mr. Brian Giblin, Attorney for Bonded Oil, located at 16 W. Ridgewood Avenue asks of Mr. Page about the traffic movements on Sycamore Street, which is a gravel road. Mr. Todd Brown-Tauozzi, of Sycamore Street asks if the applicant intends to open up the dead end. Chairman Caminiti answers no. The residents of Sycamore Street have concerns regarding drainage with the parking lot. Mr. Page testifies that the curbing on the rear of the property would help and the paving of the lot will be porous asphalt. Also there are two seepage pits on the lot. The buffer to the residents with regards to the landscaping should also help. Chairman Caminiti also notes that the site lighting does not spill on to the residents. Bruno Cividini, Architect for the applicant introduces exhibit A4, architectural plans for the project which includes a new atrium, stairs and elevator. Mr. Reiner questioned if the double doors on the second level which was not on the revised plans are staying. Mr. Cividini advised no they will not be part of the project. Mr. Page, testifies as a Planner and describes that the applicant needs a C2 variance, bulk variance if the building is rented out for medical use. Chairman Caminiti inquires if our Masterplan differentiates between different types of medical uses. Mr. TenKate answers no. Mr. Reiner requested a copy of the maintenance plan for the porous asphalt.

Voting:

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

In favor
6

Opposed
0

Abstained
0

Voting:

Approve Vouchers to be Paid. Motion to approve request by Chairman Caminiti, 2nd by Mr. Clark.

In favor
6

Opposed
0

Abstained
0

Voting:

Accept Minutes from June 6, 2019 Meeting. Motion to grant request by Chairman Caminiti, 2nd by Mr. Clark.

In favor
6

Opposed
0

Abstained
0

Planning Board Attorney

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