

Paramus Planning Board Meeting
Thursday, July 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, July 18, 2019.

Pledge of Allegiance

Sofia Parente

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
A. Scrivanich
K. Hook
W. S. Clark
R. Conte
P. Caminiti
N. Matahen

Absent

D. Niland
P. Verile

Also Present

Maryellen Parente	Planning Board Secretary
Beth Calderone	Court Reporter
Francis Reiner	DMR Architect, Planner
Peter Tenkate	Boswell McClave Engineering, Borough Engineer
Kenneth A. Porro	Kenneth A. Porro, Esquire, Acting Planning Board Attorney

Resolution Voting:

Vote to approve Resolution 2019-022, J & R Tobacco (New Jersey) Corp.
Motion to grant request by Chairman Caminiti, 2nd by Mr. Clark.

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

Vote to approve Resolution 2019-023, The Valley Hospital Inc. Motion to grant request by Chairman Caminiti, 2nd by Mr. Clark.

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

Vote to approve Resolution 2019-024, Bank of America. Motion to grant request by Chairman Caminiti, 2nd by Mr. Clark.

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

Hearings:

Applicant: LRF Investements, LLC. d/b/a F45 Training of North Paramus
566 Route 17 N
Block 6202, Lot 1
Proposed Fitness Boutique

Attorney: Wells, Jaworski, & Liebman, LLP.
James Delia
12 Route 17 N
Paramus, NJ 07652
201-587-0888

Discussion:

The applicant's attorney, Mr. James Delia describes the application for tenancy. Previous tenancy was a Verizon retail store. This application is

variance free. Mr. Al Lapaka, Engineer for the applicant describes the application and Mr. Delia introduces exhibit A1, site plan. The application is proposing 2100 square feet for a fitness center. This application is for change of use from previous use. Parking requirements for this type of tenancy is 99 parking spaces; the property has 118 parking spaces. This application has no changes to the façade and regarding signage will comply with all Borough ordinances. The property has a non-conformity regarding parking space and parking isle minimum widths. This application will continue with the non-conformity. Exhibit A2, a parking study which includes plans for repairing ADA parking spaces to the front of the building. Mr. Conte inquires as to if there are any other vacant stores in the shopping plaza? Al Lapaka no vacancies.

Voting:

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

In favor

8

Opposed

0

Abstained

0

Hearings:

Applicant: AJG Enterprises, LLC.
E. 145 Route 4
Block 1404, Lot 2
Site Plan and Signage

Attorney: Stephen P. Sinisi, Esq.
Two Sears Drive, 2nd Fl.
Paramus, NJ 07652
201-599-1600

Discussion:

The applicant's attorney, Stephen Sinisi describes the proposed site plan and signage. Mr. Sinisi introduces exhibit A1, site plans, which includes creating handicap accessibility, a terrace and to update the front of the building. Mr. Vincent Cioffi, Architect and Planner for the applicant, explains the changes would include fitting 4 tenants in the building and a new walkway from the rear parking lot to the building. Exhibit A2, shows

the proposed landscaping which our Shade Tree Commission has approved. The applicant is seeking three site variances, building coverage, side yardage and minimum front yard. Acting Board Attorney, Mr. Porro asks why does the applicant need the front yard variance. Mr. Cioffi advises that it is necessary to renovate the front of the building. The Board discussed how the tenants would receive their goods and whether a tractor trailer would fit. They came to the conclusion that the tenants would not need to use a tractor trailer. Mr. Cioffi explains the signage part of the plan, with exhibit A3, Exterior Elevation. A variance for the height and square footage of the sign is needed. Mr. TenKate inquired if the tenancy would change to a restaurant. Mr. Cioffi said that the property has enough parking in the rear for that type of tenancy. Chairman Caminiti inquires as to the irrigation for the landscaping for the isles in the parking lot. The applicant will comply. Mr. Matahen asks if they would offer a Veteran's Parking spot as a part of the Mayor and Council initiative. The applicant will comply. Wanda Pope Player, CPA, representative of the managing directors of the property testifies about the project. Mr. Robert Carson, President of Levin Management, neighbor, Paramus Place Shopping Plaza testifies as to support for this project.

Voting:

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

In favor

8

Opposed

0

Abstained

0

Voting:

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

In favor

8

Opposed

0

Abstained

0

Hearings:

Applicant: Review of The Borough of Paramus Sign Ordinance
Signage and Facades (Chapter 367 and Article XXXII)

Discussion:

Borough Attorney's representative, Mr. Jamie Placek describes that the Mayor and Council have asked the Planning Board to review the Sign Ordinance, Chapter 367 and Article XXXII. The Sign Committee did meet and discuss the Sign Ordinance and any recommendations that they had for the Mayor and Council. The Planning Board will report back to the Mayor and Council regarding their recommendations regarding this Sign Ordinance.

Voting:

Motion to move forward with the recommendations to the Mayor and Council. Motion to grant request by Chairman Caminiti, 2nd by Mr. Blitzstein.

In favor
8

Opposed
0

Abstained
0

Voting:

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

In favor
8

Opposed
0

Abstained
0

Voting:

Accept Minutes from June 20, 2019 Meeting. Motion to grant request by Chairman Caminiti, 2nd by Mr. Clark.

In favor
8

Opposed
0

Abstained
0

Planning Board Attorney

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