

Paramus Planning Board Meeting
Thursday, August 1, 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, August 1, 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
P. Caminiti
N. Matahen

Absent

D. Niland
R. Conte
P. Verile

Also Present

Maryellen Parente	Planning Board Secretary
Beth Calderone	Court Reporter
Dan Hauben	DMR Architect, Acting Planner
Peter Tenkate	Boswell McClave Engineering, Borough Engineer
Dan Lagana	Dan Lagana, Esquire, Planning Board Attorney

Resolution Voting:

Vote to approve Resolution 2019-025, The Stop and Shop Supermarket Company. Motion to grant request by Chairman Caminiti, 2nd by Mr. Clark.

In favor
5

Opposed
0

Abstained
0

Vote to approve Resolution 2019-026, FDS International, LLC. Motion to grant request by Chairman Caminiti, 2nd by Mr. Clark.

In favor
7

Opposed
0

Abstained
0

Hearings:

Applicant: Kayal Medical Center Paramus, LLC.
185 Route 17S
Block 2502, Lot 5
Signage

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

Discussion:

Applicant's attorney, Mr. Sinisi describes this signage application. Mr. Sinisi introduces exhibit A1, a Planning Board resolution from the July 19, 2018 meeting resolution # 18-019, a site plan approval for this applicant. Maureen Flynn, graphic designer testifies about the nature of the signage and what is need for this application. Chairman Caminiti asks is the sign perpendicular and is that the best angle for drivers to see? Ms. Flynn says

that yes, it is and that is the best angle for the sign. The free standing sign has light. Dan Lamond, Engineer from Al Lapaka & Associates, testifies as to the signage. The free standing sign is in the same location as the current sign. Exhibit A2, shows revised plan dated 07/19/19. The plans show the changes that were suggested by the applicant meeting with the Signage Committee. Mr. Lamond believes that the sign is more visible, which will help with safety. Mr. Joseph DiMaria representing a neighboring property makes an appearance.

Voting:

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

In favor
7

Opposed
0

Abstained
0

Hearings:

Applicant: ACF Paramus Plaza, LLC.
545 Route 17S
Block 5103, Lot 1
Amended Site Plan and Signage

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

Discussion:

Applicant's attorney, Mr. Sinisi describes the amended site plan and signage application. Robert Warshefski, Architect, from Greenberg and Farrow, testifies about exhibit A1 showing the restaurant, Chipotle. Exhibit A2, shows exterior elevations. The previous site plan was designed by a different architect. Chairman Caminiti inquires as to the parapet and the location of the signage. William Page, Engineer on the application describes exhibit A3, site plans and signed plans for 10/18/18. Exhibit A4 shows an additional 3 parking spaces. Board attorney, Mr. Lagana asks if the applicant will address the design waivers. The applicant is requesting 2 free standing signs when only one is allowed and also the applicant is

requesting a variance for the sign height. Design waivers pertain to parking stall size, a dead end isle, which is an exit for the drive thru. The sign on the building needs a variance pertaining to the parapet and the height. Exhibit A5 and exhibit A6 shows traffic studies and the flow of traffic. Exhibit A7, a site lighting plan was discussed. Board member, Mr. Matahen inquired as to how many employee's would the establishment have? Mr. Page answered 8-11 employees. Chairman Caminiti mentions that after going to the property to look at the site, he noticed a pile of salt on the property. Chairman Caminit asks if that should be removed? Mr. TenKate mentions that if the applicant leaves the salt it would be a hardship to the applicant.

Voting:

Motion to move forward with an application for Site Plan and Signage. Motion to grant request by Mr. Blitzstein, 2nd by Mr. Scrivanich.

In favor
7

Opposed
0

Abstained
0

Voting:

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

In favor
7

Opposed
0

Abstained
0

Voting:

Accept Minutes from July 18, 2019 Meeting. Motion to grant request by Chairman Caminiti, 2nd by Mr. Clark.

In favor
7

Opposed
0

Abstained
0

Planning Board Attorney

Dan Lagana

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