

Paramus Planning Board Virtual/Teleconference
Special Meeting
Thursday, September 23rd, 2021

Chairman Caminiti at 7:00 PM in called a virtual/teleconference special meeting of the Paramus Planning Board on Thursday, September 23rd, 2021.

Pledge of Allegiance

Mr. Hook

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

P. Caminiti
K. Hook
R. Conte
A. Les
D. Niland
N. Matahen
A. Scrivanich

Absent

P. Verile
W.S. Clark

Also Present

Maryellen Parente	Planning Board Secretary
Beth Calderone	Court Reporter
Daniel Hauben	DMR Architects, Acting Planner
Pete TenKate	Boswell McClave Engineering, Board Engineer
Stephen Pellino, Esq.	Basile, Birchwale & Pellino, LLP., Board Attorney

Resolution Voting:

Vote to approve **Resolution 2021-14, Pared Motel Associates, LLC.** motion to grant request by Chairman Caminiti, 2nd by Mr. Conte.

In favor

7

Opposed

0

Abstained

0

Resolution Voting:

Vote to approve **Resolution 2021-15, Yeu Entertainment, LLC.**, motion to grant request by Chairman Caminiti, 2nd by Mr. Les.

In favor
4

Opposed
0

Abstained
0

Resolution Voting:

Vote to approve **Resolution 2021-16, Paramus Southbound Property, LLC.**, motion to grant request by Chairman Caminiti, 2nd by Mr. Niland.

In favor
6

Opposed
0

Abstained
0

Board Matter:

Sworn in New Board Member Mr. Feorenzo. Mr. Feorenzo replaces Board member Mr. Blitzstein who resigned last month.

Review:

Review of Ordinance 201-40, An Ordinance Amending the Redevelopment Plan of an Area in Need of Rehabilitation for the Various Nursery Sites as requested by Mayor and Council.

Discussion:

The Planning Board has been requested by Mayor and Council via their resolution # 21-08-511 to review the proposed amendments to the Redevelopment Plan for the Various Nursery Sites. This amendment only pertains to Joy's Farm Property, know as Block 7701, Lots 2 (2.Q), and 3.Q and 4, Block 7003, Lot 1.QQ with the address of 725 to 735 Pascack Road. The amendments pertain to allow for the development of a "Senior Continuum of Care Campus", which would consist of a mixture of assisted living type units and other age-restricted units. The current redevelopment plan permits single-family, townhouse, stacked-flat, and age-restricted senior housing. The plan also permits assisted living facilities as a conditional use on lots 5 acres or larger. The proposed amendments would permit "Senior Continuum of Care Campus and Age-Restricted Senior Housing Development" as a conditional use on the Joy Farm properties. It also proposes a number of changes to the development standards with respect to bulk standards, minimum tract size, setbacks, and building height. Board Planner, Mr. Hauben explained the individual development standards proposed. After the Board and its professionals

discussed the proposed amendments. The Planning found that proposed amendments to the redevelopment plan are not inconsistent with the master plan and the Planning Board recommends the adoption of the proposed amended redevelopment plan with the following exception. The Planning Board recommend that the redevelopment be amended to provide that peak roofs on stand-alone assisted living facilities be required and that flat roofs be prohibited. Board members Mr. Niland and Dr. Matahen asked if the residents near this property were notified. Chairman Caminiti stated that this matter was discussed with the town's residents at the Mayor and Council meeting. The Planning Board is only reviewing the proposed amendments and advising recommendations to the Mayor and Council.

Voting:

Motion to approve **sending a report to Mayor and Council regarding their request for the Planning Board to Review the proposed amendments. This report will have the Planning Board's recommendations regarding those amendments**, requested by Chairman Caminiti, 2nd by Mr. Conte.

In favor
7

Opposed
0

Abstained
0

Board Matter:

Nominate Board Member Mr. Scrivanich to the Planning Board's Sign Committee

Voting:

Motion to **approve Mr. Scrivanich to the Planning Board's Sign Committee as a Committee member**, requested by Chairman Caminiti, 2nd by Dr. Matahen.

In favor
8

Opposed
0

Abstained
0

Voting:

Approve **Vouchers to be Paid**. Motion to approve requested by Chairman Caminiti, 2nd by Mr. Les.

In favor

Opposed

Abstained

7

0

0

Voting:

Adopt minutes from September 2, 2021 Meeting. Motion to grant requested by Chairman Caminiti, 2nd by Mr. Conte.

In favor

7

Opposed

0

Abstained

0

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