

**Paramus Planning Board Virtual/Teleconference**  
**Meeting**  
**Thursday, October 21st, 2021**

Chairman Caminiti at 7:00 PM called to order a virtual/teleconference meeting of the Paramus Planning Board on Thursday, October 21st, 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  
A. Les  
D. Niland  
N. Matahen  
A. Scrivanich  
A. Feorenzo

**Absent**

P. Verile  
W.S. Clark  
R. Conte

**Also Present**

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

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**Resolution Voting:**

Vote to approve **Resolution 2021-19, LPM**, motion to grant request by Chairman Caminiti, 2<sup>nd</sup> by Mr. Les.

In favor  
5

Opposed  
0

Abstained  
0

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**Hearing:**

**Applicant: Paramus Affordable Housing Corporation**  
**Behnke Senior Housing**  
**200 Garden State Plaza Blvd.**  
**Block 212, Lot 8**  
**Minor Subdivision**

**Attorney: Special Counsel for the Borough:**  
**Anthony Suarez, Esq**  
**Werner Suarez**  
**2 University Plaza, Suite 230**  
**Hackensack, NJ 07601**  
**201-487-4111**

**Discussion:**

Applicant Attorney, Special Counsel for the Borough of Paramus, Mr. Suarez describes this application for the Paramus Affordable Housing Corporation pertaining to the Behnke Senior Housing lot. This application is a minor subdivision for a portion of Block 212, Lot 8. Since this application is a minor subdivision there was no notice required. The reason for this subdivision is that there is no longer any need for a public purpose of this small portion of this lot. This is a way that the Borough could gain revenue and sell a small parcel of property that there is no public purpose. Mr. Suarez introduces, Mr. Peter TenKate, Borough of Paramus Engineer, from Boswell Engineering. Mr. TenKate describes exhibit A1, the proposed lot 7.01, with the portion of property being added to it, which would be the new lot 7. The remainder lot 8 will remain with property owner of the Borough of Paramus Affordable Housing Authority, known as Behnke Senior housing.

*(during his testimony, Mr. TenKate lost connection with the virtual meeting, but was able to rejoin the meeting)*

**Voting:**

Motion to approve **Paramus Affordable Housing Corporation, Behnke Senior Housing**, requested by Chairman Caminiti, 2<sup>nd</sup> by Mr. Hook.

In favor

7

Opposed

0

Abstained

0

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**Hearing:**

**Applicant: ACF Paramus Plaza, LLC.**  
545 Route 17  
Block 5103, Lot 1  
Minor Subdivision

**Attorney: Stephen P. Sinisi, Esq.**  
The Law Offices of Stephen P. Sinisi, LLC.  
2 Sears Drive  
Paramus, NJ 07652  
201-599-1600

**Discussion:**

Application Attorney, Stephen Sinisi describes this minor subdivision for the Arcadia/Chipotle lot. Block 5103, Lot 1 would be split into Lot 1 and then Lot 1.01 for the property pertaining to Chipotle. Arcadia owns both properties which if approved will have three easements, shared access to the property, the water line and shared parking. All of these easements will be part of the approval.

**Voting:**

Motion to approve **ACF Paramus Plaza, LLC.**, requested by Chairman Caminiti, 2<sup>nd</sup> by Mr. Hook.

In favor  
7

Opposed  
0

Abstained  
0

**Hearing:**

**Applicant: 113-117 Midland Avenue, LLC.**  
113-117 Midland Avenue  
Block 5102, Lot 3  
Minor Subdivision

**Attorney: Andrew Kohut, Esq.**  
Wells, Jaworski, & Liebman, LLP.  
12 Route 17 N  
Paramus, NJ 07652  
201-587-0888

**Discussion:**

Application Attorney, Mr. Andrew Kohut continues with this application

which was carried from our 10.7.21 virtual/teleconference meeting. Mr. Kohut continues with the question of the if the property of lot 3.02 would could have the condition of being added to the lot 3.01 in perpetuity. It would be a reversion clause that if lot 3.01 would to be sold, then lot 3.01 would be the responsible for the historical house, Van Dien-Ruffgarten House and lot 3.02. Any language would be approved by the Board Attorney. Resident Steven Weinstein, 502 Tether Lane inquires as to the lot's drainage and the fact that the lot has oil drums. He would like to know if this property has to meet Borough Code to built on it? Chairman Caminiti states that the Board Engineer will review any drainage plans regarding this property. The Chairman also states that the Building Department will oversee the permits for any building on this lot. Mr. Tim Adriance, a Historical Architect representing Paramus Preservation Committee, states that transferring the ownership of the lot with the historic house to the sale of lot 3.01 will not address the matter of maintenance to the historic house. He further recommends that the historic house remain on its own lot. Arlene Berlamino, Secretary for the Paramus Preservation Committee asks if there is room on the lot that will house the historic committee for a driveway, so that the house could be made into a museum. Mr. Twomey, who is the representative manager of the applicant, states the applicant would allow an easement for access of maintenance and restoration of the historic house. Mr. Adriance recommends to have the purchaser post a bond for maintenance and restoration of the structure. Chairman Caminiti called a motion for denial and then for the Board to vote. Applicant Attorney, Mr. Kohut asks for an adjournment to see if he could get a non-profit who will be responsible for the property and the historic house. He will work with Mr. Adriance to find someone that will be interested. Mr. Kohut asked for this matter to be carried to the Board's virtual/teleconference meeting, December 2<sup>nd</sup>, 2021.

*(This application has been carried to the Board's next virtual/teleconference meeting, December 2<sup>nd</sup>, 2021)*

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<b>Hearing:</b>
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**Applicant: 70-72 Route 17N, LLC.  
113-117 Midland Avenue  
Block 5102, Lot 3  
Minor Site Plan & Parking Variance**

**Attorney: Andrew Kohut, Esq.  
Wells, Jaworski, & Liebman, LLP.  
12 Route 17 N**

**Paramus, NJ 07652**  
**201-587-0888**

**Discussion:**

Application Attorney, Mr. Andrew Kohut describes this application for a Minor Site Plan and Parking Variance for the property next to Borough Hall. Modern Ortho will be renovating and occupying the building. Dr. DeNobile, owner, testifies as to this location will be the company's flagship location. Currently, the company has another location in Wayne, NJ. The first floor of this location will be for patient visits. The second floor will be for administrative staff and non-clinical personnel. Mr. Kohut introduces Mr. Phillip Wells, Architect for the applicant. Mr. Wells describes this application with the help of exhibit A-1. The building will have a moss roof with a patio on the back with ballads. (*approx. 8:50 pm Board member Dr. Matahen was dropped from the meeting and was not able to re-join*). Mr. Daniel LaMothe, Engineer for the applicant testifies as this Minor Site plan. There are revisions to the parking in the back. The applicant will add a landscaped isle to promote better flow. The parking variance that pertains to this application is that the required parking spaces for this property is 66 as per the Borough's Ordinance, and the applicant has 62 parking spaces. Also, the applicant will keep the cross over access from both side properties' lots to this property's rear parking lot. The Borough's Fire Prevention recommends this in their report to the Planning Board. Board member, Mr. Les asks if there is a way to direct drivers from the front of the building were there is not enough of parking to the back, where there is more parking? Mr. LaMothe states that the applicant can install way finding signage directing drivers to the back and additional parking. The Board also asked if a 5ft sidewalk can be installed on the side of the building for better flow from the front entrance to the rear entrance. The applicant is willing to install. Board member, Mr. Niland asks about snow removal? The applicant will place on the landscaping which is part of the renovations. Mr. Niland also recommends that the applicant put signage up between the Borough Hall lot and this property, as to Private Parking. This way if the Borough Hall parking lot fills up, then the overflow does not go into this applicant's parking lot. Mr. Hauben, Board Planner states that there is a typo in the notes of the Site Plan pertaining to impervious coverage. Mr. Hauben states that is overstated. There is a 6% increase of impervious coverage. The Board Planner recommends that the middle row be painted as floating parking rows. Mr. Jay Troutman, the Traffic Engineer for the applicant testifies that access to this property is difficult. When NJDOT widened Route 17, the building was already there, so the entrance and front parking has suffered. The applicant has submitted this application to the NJDOT and they have responded with a letter of no

interest. Ms. Kathryn Gregory, Planner for the applicant testifies that this property is unique lot pertaining to lot width and lot frontage. The application also requires a design wavier for the landscaping. The positive criteria for this application are improving drainage, and bring up the property to code. Borough Engineer, Mr. TenKate reviews the conditions of approval, 6 month lighting review, no trash pick up before 7am, green roof to be inspected by the Borough's Shade Tree Commission, a private parking sign at the access of Borough's Hall property, no gates at the access of both properties, notify the neighboring properties as to the work that is being done, directional signs in the front of the building, the handicap spots to be revised and the fire zones to be updated.

**Voting:**

Motion to approve **70-72 Route 17N, LLC.**, requested by Chairman Caminiti, 2<sup>nd</sup> by Mr. Hook.

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

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**Voting:**

Approve **Vouchers to be Paid.** Motion to approve requested by Chairman Caminiti, 2<sup>nd</sup> by Mr. Scrivanich.

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

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**Voting:**

**Adopt minutes from October 7<sup>th</sup>, 2021 Meeting.** Motion to grant requested by Chairman Caminiti, 2<sup>nd</sup> by Mr. Scrivanich.

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

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Planning Board Attorney  
Stephen F. Pellino, Esq.  
Basile, Birchwale, & Pellino, LLP.  
865 Broad Avenue  
Ridgefield, NJ 07657  
201-945-8812

Planner  
Francis A. Reiner, PP, LLA

DMR Architects  
777 Terrace Avenue, 6<sup>th</sup> Fl, Suite 607  
Hasbrouck Heights, N.J. 07604  
201-288-2600

Borough Engineer  
Peter TenKate, PE  
Boswell Engineering  
330 South Phillips Avenue  
South Hackensack, N.J. 07606  
201-265-2100 ext 619

Court Reporter  
C/O Beth Calderone, CCR  
77 Ottawa Avenue  
Hasbrouck Heights, N.J. 07604  
201-288-0277