

**Paramus Planning Board Virtual/Teleconference**  
**Special Meeting**  
**Thursday, November 11th, 2021**

Chairman Caminiti at 7:00 PM called to order a virtual/teleconference Special meeting of the Paramus Planning Board on Thursday, November 11th, 2021.

**Pledge of Allegiance**

Mr. Liebman

**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  
A. Les  
D. Niland  
A. Scrivanich  
A. Feorenzo

**Absent**

P. Verile  
W.S. Clark  
R. Conte  
K. Hook  
N. Matahen

**Also Present**

Maryellen Parente	Planning Board Secretary
Beth Calderone	Court Reporter
Francis Reiner	DMR Architects, Board Planner
John Yakimik, P.E.	Boswell McClave Engineering, Acting Board Engineer
Stephen Pellino, Esq.	Basile, Birchwale & Pellino, LLP., Board Attorney

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**Resolution Voting:**

Vote to approve **Resolution 2021-20 Paramus Affordable Housing Behnke Senior Housing**, motion to grant request by Chairman Caminiti, 2<sup>nd</sup> by Mr. Niland.

In favor

Opposed

Abstained

5

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**Resolution Voting:**

Vote to approve **Resolution 2021-21 ACF Paramus Plaza, LLC.**, motion to grant request by Chairman Caminiti, 2<sup>nd</sup> by Mr. Les.

In favor

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Opposed

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Abstained

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**Review:**

**Review of Ordinance 2021-40, An Ordinance Amending the Redevelopment Plan of an Area in Need of Rehabilitation for the Various Nursery Sites as requested by Mayor and Council.**

The Planning Board was asked by Mayor and Council to review their proposed Ordinance amending the Redevelopment Plan of an Area in Need of Rehabilitation for the various Nursery Sites. Board Planner, Mr. Reiner explains that the Redevelopment Plan includes 9 nurseries, however, this amendment pertains to only two properties, Joy's Farm and the former Revicki Farms on Spring Valley Road. The Joy's Farm amendment pertains to changing the height requirement from 48ft to 50ft. to accommodate a pitched roof instead of a flat roof. The other property, the Revicki Farms on Spring Valley Road amendment pertains to the maximum number of units, which is currently 8 units per acre, which would mean 23.46 units for the total property. The amendment would clarify that number of units could be rounded up to 24 units. Other proposed changes for this property, no dwelling would be permitted to have 3 bedrooms unless designated affordable housing and the roof and balcony overhangs could extend 2 feet into the setback of the building.

**Voting:**

Approve to send a report from the Board to Mayor and Council drafted by Board Attorney, Mr. Pellino, Esq. with the Board's recommendations on the amendments of Ordinance 2021-40, Redevelopment Plan of an Area in Need of Rehabilitation for the Various Nursery Sites. Motion to approve requested by Chairman Caminiti, 2<sup>nd</sup> by Mr. Scrivanich.

In favor

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Opposed

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Abstained

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**Voting:**

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

In favor  
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Opposed  
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Abstained  
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**Voting:**

**Adopt minutes from October 21st, 2021 Meeting.** Motion to grant requested by Chairman Caminiti, 2<sup>nd</sup> by Mr. Scrivanich.

In favor  
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Opposed  
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Abstained  
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Planning Board Attorney

Stephen F. Pellino, Esq.  
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Planner

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Acting Borough Engineer

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South Hackensack, N.J. 07606  
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Court Reporter

C/O Beth Calderone, CCR  
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