

Paramus Planning Board Virtual/Teleconference
Meeting
Thursday, December 2nd, 2021

Chairman Caminiti at 7:02 PM in called a virtual/teleconference meeting of the Paramus Planning Board on Thursday, December 2nd, 2021.

Pledge of Allegiance

Mr. Niland

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

Absent

P. Verile
W.S. Clark
A. Feorenzo
N. Matahen
A. Scrivanich

Also Present

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

Resolution Voting:

Vote to approve **Resolution 2021-22, 70-72 Route 17N, LLC.** motion to grant request by Chairman Caminiti, 2nd by Mr. Niland.

In favor
6

Opposed
0

Abstained
0

Hearing:

Applicant: GCGS Associates, LLC.
From Road
Block 5304, Lot 2
Preliminary and Final Site Plan
Mixed Use Building/Soil Movement Permit

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

Discussion:

(This application was carried from our 6.17.21 and 10.2.21 meetings.)
Applicant Attorney, Mr. Andrew Kohut continues this application for Mixed Use Building on From Road. Mr. Kohut introduces Mr. Matthew Seckler, Traffic Engineer for the applicant. Mr. Seckler refers to his Planning & Circulation Report dated 9.27.21, which was marked exhibit A-4. The report speaks to the applicant increasing the plan to include employee parking spaces. Mr. Seckler also introduces exhibit A-5, Diagram B of the Site Plan. Board member Mr. Niland asks about snow removal? Mr. Seckler states that it would be moved off site or to the landscaped area. Mr. Seckler also testifies as the applicant Planner. Mr. Seckler states that this property is zoned HCC, which allows for a conditional use/multi-family. The applicant needs relief from the curb cut width, requesting 56ft width where 30ft would be the max.

Voting:

Motion to **deny GCGS Associates, LLC.**, requested by Chairman Caminiti, 2nd by Mr. Niland.

<u>In favor</u>	<u>Opposed</u>	<u>Abstained</u>
4	0	1

Hearing:

Applicant: Gross Realty Associates, LLC.
66 Route 17N, Suite 900
Block 1208, Lot 12
Amended Site Plan
Emergency Generator/Stairwell Enclosure

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

Discussion:

Applicant Attorney, Mr. Faulkenstein introduces Alexander Lapatka, Engineer for the applicant. Mr. Lapatka describes exhibit A-1, Site Plan which shows the plan for installation of a generator and external stairwell. The generator will be for the entire building and will be tested every week at 8am on Wednesdays. The external stairwell is to make access of the rooftop terrace area. This will require a height variance where 36ft is required and the applicant is asking for 39ft. Board Engineer, Mr. TenKate would like to view the plans with the Building Department as a condition of approval, if the application is approved. Mr. Faulkenstein introduces Mr. Vincent Cioffi, Architect for the applicant. Mr. Cioffi describes exhibit A-2, Architecture Plan. He describes that the roof top is for an area that the tenants can gather.

Voting:

Motion to approve **Gross Realty Associates, LLC.**, requested by Chairman Caminiti, 2nd by Mr. Hook.

In favor
5

Opposed
0

Abstained
0

Review:

Review of Mayor and Council Ordinance No. 2021-50, An Ordinance Amending Borough Code Pertaining to Chapter 429, Part II, Pool Patio Setbacks

Discussion:

The Planning Board reviewed the request of the Mayor and Council's proposal to amend Ordinance no. 2021-50, amending Borough Code pertaining to Chapter 429, Part II, Pool Patio Setbacks. The Board agreed with the changes proposed by Mayor and Council and therefore, agreed to have acting Board Attorney, Mr. Cialone to draft a letter advising the Mayor and Council of the Board's recommendations.

Voting:

Motion to approve the acting Board attorney to report the Board's recommendations for its **Review of Mayor and Council's Ordinance 2021-50, Amending Borough Code for Pool Patio Setbacks**. Motion to approve requested by Chairman Caminiti, 2nd by Mr. Les.

In favor
5

Opposed
0

Abstained
0

Voting:

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

In favor
5

Opposed
0

Abstained
0

Voting:

Adopt minutes from November 11, 2021 Meeting. Motion to grant requested by Chairman Caminiti, 2nd by Mr. Conte.

In favor
3

Opposed
0

Abstained
0

Acting Planning Board Attorney
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