

Paramus Planning Board Meeting
Thursday, March 3, 2016

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, March 3, 2016.

Pledge of Allegiance

W. Stuart Clark

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

Council Member Bellinger (arrived 7:10)

Ken Hook

Richard Conte

W. Stuart Clark

Ralph Amato

Mike Blitzstein

Nick Matahen

Chairman Caminiti

Absent

Denis Niland

Mario Sicari

Lou Romano

Also Present

Linda Garofalo Planning Board Secretary

Beth Calderone Court Reporter

Peter TenKate Boswell McClave Engineering

Frank Ciambrone Francis A. Ciambrone, Esquire

Francis Reiner DMR Architects, Planner

Resolution Voting:

Resolution 2016-01 Humdinger's LLC Block 4303 Lot 6 Site Plan and Signage approval. Motion to grant request by Mr. Hook, 2nd by Mr. Amato.

In favor: Hook, Conte, Clark, Amato, Blitzstein, Matahen

Opposed:

Abstained: Bellinger, Caminiti

Resolution Voting:

Resolution 2016-02 60 South Main Street, LLC Block 2502 Lot 9 Site plan, Signage, and Major Soil approval. Motion to grant request by Mr. Amato, 2nd by Mr. Hook.

In favor: Hook, Conte, Clark, Amato, Blitzstein,

Opposed:

Abstained: Bellinger, Matahen, Caminiti

Voting:

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

In favor: Bellinger, Hook, Conte, Clark, Amato, Blitzstein, Matahen, Caminiti

Opposed:

Abstained:

Voting:

Approve Minutes from February 18, 2015. Motion to approve request by Mr. Conte, 2nd by Mr. Hook.

In favor: Hook, Conte, Clark, Amato, Blitzstein, Matahen

Opposed:

Abstained: Bellinger, Caminiti

Hearings:

Applicant: Paramus Kids Pros, LLC
224 Rt. 4E
Block 803 Lot 1
Amendment or Revision to an approved Site Plan

Attorney: Andrew Kohut
Wells, Jaworski & Liebman
12 Rt. 17
Paramus, NJ 07652

Discussion:

This application is for a tenant that proposes to operate a Children's Recreation facility on the ground floor of Shop Rite on Rt. 4.

Ryan Kim, owner 80 35 Darbyshire Court Delois, GA

Mr. Kim stated this is an indoor children's recreation facility. They have 8 locations currently. No coin operated games. Hours of operation will be Monday through Saturday 10AM – 6PM and Sunday 11AM – 6PM. During peak hours there will be 80-100 children with 10-15 employees. No drop off of children, parents come in, sign waiver and stay with the children.

Benedict Focarino 244 W. Passaic Street Rochelle Park, NJ

There are 128 parking spaces. Mr. Focarino stated he did a parking study from 12-3:00 on 3 weekends on Saturdays and Sundays. There were 22 cars seen at most. No changes in lighting. Applicant agrees to a 6 month lighting review.

W. Stuart Clark – Asked what was at this location prior?
Andrew Kohut – a gym.

Peter TenKate asked about ADA access and the carts.

Mr. Focarino responded yes, there will be ADA access and the carts will be cleaned up.

Peter TenKate asked who the 22 cars belong to.

Ben Focarino responded they belong to Shop Rite employees.

Voting:

Motion to approve request by Mr. Blitzstein, 2nd by Mr. Clark.

In favor: Bellinger, Hook, Conte, Clark, Amato, Blitzstein, Matahen, Caminiti

Opposed:

Abstained:

Hearings:

Applicant: Arcola Country Club
Rt. 4 & Paramus Road
Block 1002 Lots 2 & 3
Block 1102 Lots 1 & 2
Block 1102 Lot 13
Minor Site Plan and Major Soil Moving approval

Attorney: Andrew Kohut
Wells, Jaworski & Liebman
12 Rt. 17
Paramus, NJ 07652

Discussion:

Al Lapatka 12 Rt. 17 N Paramus

182 acres, proposal is for a clubhouse and accessory building. Right side of main entrance, construct a new building, 2,200 sq. ft. for practice driving. Also a practice tee area to be built.

Major Soil Moving permit applied for. Two waivers for size of parking stalls 9x18 proposed, 9x19 required.

Chairman Caminiti – Recommend not reducing parking space size.

Al Lapatka – agree to 9x19 spaces.

Ralph Amato asked if there will be any food in the lounge area.

Al Lapatka responded, no.

Christopher McCagg James G. Rogers S. Northwalk, Connecticut
This is a winter practice facility. Lights will be on sensors. No outside sprinklers.

Voting:

Motion to approve request by Chairman Caminiti, 2nd by Mr. Amato.

In favor: Bellinger, Hook, Conte, Clark, Amato, Blitzstein, Matahen, Caminiti

Opposed:

Abstained:

Hearings:

Applicant: Estate of David Catanzaro, Deceased
84 & 88 East Century Road
Block 2009 Lot 9
Block 2001 Lot 10
Minor Subdivision approval

Attorney: Leonard DePalma, Esq.
41 Vreeland Avenue
Totowa, NJ 07512-1100

Discussion:

Mr. DePalma, Esquire stated that David Catanzaro, deceased, owned 88 Century Road for 30 years. An agreement was made that the daughter was to live next door.

84 Century Road is going to be sold which was purchased for the daughter.

Proposal is to move adjoining property line to eliminate the non-conformities.

Abraham Zhinin 61 Hudson Street Hackensack

Mr. Zhinin stated he has been working with the firm since 2001 but is not an engineer.

Peter TenKate asked if Mr. DePalma reviewed his letter.
Mr. DePalma responded yes.
Peter TenKate would like to see the trees on the plan.
He asked if the applicant agrees to road widening.
Mr. DePalma advised that the County application is pending. Applicant agrees to road widening and they will submit a plan with the trees on it.

Voting:

Motion to approve request by Chairman Caminiti, 2nd by Mr. Clark.
In favor: Bellinger, Hook, Conte, Clark, Amato, Blitzstein, Matahen, Caminiti
Opposed:
Abstained:

Hearings:

Applicant: F & M Paramus Realty, LLC
240 Frisch Court
Block 1411 Lot 5
Preliminary Site and Final Site Plan approval

Attorney: Andrew Kohut
Wells, Jaworski & Liebman
12 Rt. 17
Paramus, NJ 07652

Discussion:

Applicant is looking to expand the parking lot. Three variances are required, 234 spaces existing, 279-281 proposed.

Robert Costa, Costa Engineering (representing River Edge)
The Mayor of River Edge contacted him to make sure the residents are protected. There will be a fence on top of the wall to shield residents and evergreen buffer on the N.E. property line. Lights to be turned down. Storm water to be watched.

Al Lapatka 12 Rt. 17 Paramus

A1 – Site Plan – Mr. Lapatka stated he prepared the site plan. 49 spaces proposed. Prospective tenants need more parking. Asking for waiver for size of aisle – 24' – 26' – 9 x 18 spaces proposed 9 x 19 required. An underground detention system is proposed to reduce the run-off. Applicant agrees to 6 month review on lights. Agree to Shade Tree and Boswell's recommendations.

Nick Matahen stated he sees a lot of different parking stall sizes in town.

Voting:

Motion to approve request by Mr. Conte, 2nd by Mr. Amato.

In favor: Bellinger, Hook, Conte, Clark, Amato, Blitzstein, Matahen, Caminiti

Opposed:

Abstained:

Planning Board Attorney

Francis A. Ciambone, Esquire
242 Oradell Avenue – Second Floor
Paramus, NJ 07652
(201) 967-0010 (201) 967-0011 fax

Planning Board, Planner

Francis Reiner
DMR Architects
777 Terrace Avenue, Suite 607
Hasbrouck Heights, NJ 07604

Borough Engineer

Boswell McClave
Peter TenKate, P.E.
330 South Phillips Avenue
South Hackensack, N.J. 07606
201-265-2100 ext 619

Court Reporter

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

