

Paramus Planning Board Meeting
Thursday, January 28, 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, January 28, 2016.

Pledge of Allegiance

Mario Sicari

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

MariaElana Bellinger
Ken Hook
Denis Niland
Rich Conte
W. Stuart Clark
Ralph Amato
Michael Blitzstein
Mario Sicari
Nick Matahen
Lou Romano
Chairman Caminiti

Absent

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

VOTING

Vote to elect Legal Counsel, Frank Ciambrone for 2016. Motion to grant request by Mr. Clark, 2nd by Chairman Caminiti.

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

Opposed:

Abstained:

Reappointed members and new members were sworn in by Attorney Frank Ciambrone.

VOTING

Vote to elect Chairman, Peter Caminiti for 2016. Motion to grant request by Mr. Conte, 2nd by Mr. Hook.

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

Opposed:

Abstained:

VOTING

Vote to elect Vice Chairman, Richard Conte for 2016. Motion to grant request by Chairman Caminiti, 2nd by Mr. Clark.

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

Opposed:

Abstained:

VOTING

Vote to elect Secretary, Linda Garofalo for 2016. Motion to grant request by Chairman Caminiti, 2nd by Mr. Clark.

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

Opposed:

Abstained:

VOTING

Vote to elect Court Reporter, Beth Calderone for 2016. Motion to grant request by Chairman Caminiti, 2nd by Mr. Hook.

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

Opposed:

Abstained:

VOTING

Vote to elect Engineer, Boswell Engineering for 2016. Motion to grant request by Chairman Caminiti, 2nd by Mr. Clark.

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

Opposed:

Abstained:

VOTING

Vote to approve Meeting dates for 2016. Motion to grant request by Chairman Caminiti, 2nd by Mr. Clark .

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

Opposed:

Abstained:

VOTING

Approve Newspaper to Publish in – The Record and Ridgewood News. Motion to grant request by Chairman Caminiti, 2nd by Mr. Clark.

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

Opposed:

Abstained:

VOTING

Approve Time and Place of Meetings. Motion to grant request by Chairman Caminiti, 2nd by Mr. Clark.

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

Opposed:

Abstained:

VOTING

Approve Order of Business. Motion to grant request by Chairman Caminiti, 2nd by Mr. Clark.

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

Opposed:

Abstained:

VOTING

Approve Minutes from December 10, 2015. Motion to grant request by Mr. Amato, 2nd by Mr. Hook.

In favor: Niland, Conte, Clark, Amato, Matahen, Caminiti

Opposed:

Abstained: Bellinger, Hook, Blitzstein, Sicari, Romano

VOTING

Approve Vouchers to be Paid. Motion to grant request by Chairman Caminiti, 2nd by Mr. Clark.

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

Opposed:

Abstained: Niland

Resolution Voting:

Resolution 2015-17 Garden State Plaza, Entrance #7, Site Plan and Signage approval. Motion to grant request by Chairman Caminiti, 2nd by Mr. Clark.

In favor: Conte, Clark, Amato, Matahen, Caminiti

Opposed:

Abstained: Bellinger, Hook, Niland, Blitzstein, Sicari, Romano

Resolution Voting:

Resolution 2015-18 Design Within Reach Garden State Plaza. Site Plan and Signage approval. Motion to grant request by Mr. Clark, 2nd by Mr. Conte.

In favor: Conte, Clark, Amato, Matahen, Caminiti

Opposed:

Abstained: Bellinger, Hook, Niland, Blitzstein, Sicari, Romano

VOTING

The Board asked for more responses for a Planner for the year 2016 with a cap of \$17,500 for the year. Frank Ciambone will ask the Borough Clerk to advertise for this position again with a deadline for submission of February 12, 2016. A decision is to be made at a later date. DMR Architects will fill in for this position temporarily.

Michael Blitzstein will replace Lou Romano on the Sign Committee.

Peter TenKate handed out a plan.

Paul Kaufman advised that an ordinance is in the process of being completed. This plan is being reviewed by the Planner for Affordable Housing to make sure it is acceptable. This is meant to show as a representation of what we approved last year. The goal is to enhance and protect the quality of life in residential areas. In the commercial areas they took into consideration American Dream to the south and Riverside Square. Tax base is 50% paid by commercial properties.

The setback distance between residential to any commercial developments, minimum setback must be twice the size of the closest building. Garage structures and residential, would have 3 x height setback.

Affordable Housing obligation, we have the ordinance and submitted plans. Paramus is required to have 1,000 units. Expert thinks 440 units are required.

Peter TenKate showed where future impact might be. Change is HCC zone will be the replacement zone shown in pale green. NB and LB zone remain.

Chairman Caminiti – The pale green area could be multi-family?

Peter TenKate – yes

Paul Kaufman advised they need Board approval for setbacks in the future. The K-Mart property on Rt. 17 abuts residential. To meet the obligation, they plan on attaching residential to commercial.

Denis Niland asked if the parking requirements would be the same if it is a mixed use – residential and commercial?

Paul Kaufman – advised yes, this is the trend now.

Fran Reiner – HCC zone, old commercial zones, looked at uses permitted. Multi-family and height issue – HCC zone up to 60' building.

Chairman Caminiti asked how much increase in population, traffic, schools, environmental, taxes... once the Board approves this, it is a done deal.

Fran Reiner said he is getting estimates on how schools would be impacted.

Paul Kaufman said Paul Phillips is doing a vacant land inventory. He is looking at the map and future development.

Fran Reiner said mixed use and mixed multi-family generate high rateables.

Mario Sicari asked if multi family were to go into Mack Cali for example, would they be required to maintain the same number of spaces?

Fran Reiner said the zoning will have parking requirements.

Lou Romano asked how senior citizens fit into this with Affordable Housing.

Paul Kaufman said they can move into an apartment after the kids leave the house.

Ralph Amato asked if thought was put into American Dream being open on Sunday and how this is affect us.

Chairman Caminiti said before the Board acts they need to know the financial situation and rateables.

Paul Kaufman said Mack Cali may want to convert. The Garden State Plaza doesn't have much space. The original ordinance was written 35 years ago. They want to give the developers and mall owners ability to be competitive. Paramus Park lost by not building the movie theater. Riverside Square built a theater.

MariaElana Bellinger feels that 1 zone should be created to try and simplify and keep consistency.

Chairman Caminiti asked how many units could be built on the Paramus Park property?

Fran Reiner said 1,000 units.

Chairman Caminiti thinks that certain areas should be approved and delineated for 60' height and that Paramus Park would be perfect for multi-family.

W. Stuart Clark agrees with Chairman Caminiti.

Peter TenKate advised that Paramus Catholic has applied for an 8 x 18 scoreboard for their baseball field. There's no code for this.

Chairman Caminiti said that if there are any issues or complaints about this that applicant will need to return to the Board.

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