

**Paramus Planning Board Meeting**  
**Thursday, February 4, 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, February 4, 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**

Ken Hook  
Denis Niland (arrived 7:40)  
Rich Conte  
W. Stuart Clark  
Ralph Amato  
Mario Sicari  
Lou Romano  
Chairman Caminiti

**Absent**

MariaElena Bellinger  
Michael Blitzstein  
Nick Matahen

**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

## **MASTER PLAN DISCUSSION – February 4, 2016**

Paul Kaufman advised that this is a continuation of the discussion from the last meeting on January 28, 2016.

A revised map was handed out that has been reviewed by Peter Caminiti and Paul Phillips who is representing the Borough on Affordable Housing.

A second District was created called HCC1 which is multi-family, hospitals not permitted.

The darker beige area is HCC2.

Paul Phillips said we have to add back multi-family area.

LB zone will be designated. Mack Cali and office building area, the West side of Rt. 17. This area would have to follow the existing bulk restrictions.

Peter Caminiti – This is a reflection of discussion at the last meeting and accepted by the Board.

Ralph Amato – Congratulations all for listening to the members of the Planning Board.

Mario Sicari – If Paramus Park were to be developed in the future, would they have to be heard by the Planning Board?

Paul Kaufman – No, the Zoning Board.

Paul Kaufman advised the DiMaria property is in the HCC zone, near Bergen Regional.

## Hearings:

Applicant: Bergen County Vocational Schools  
327 E. Ridgewood Avenue  
Block 6404 Lots 1 & 2  
Landscape Building - Courtesy Review

Attorney: William Soukas  
Nowell, PA  
155 Polifly Road  
Hackensack, NJ 07601  
(201) 343-5001

## Discussion:

William Soukas advised that the plans show proposed construction of landscape building. Here for Board review and recommendation.

Plan to replace old outdated landscaping facility with new state of the art facility. County has been notified. Property operates as a campus. Placed 200 ft. property owners on notice and advertised in the Record.

Jeremy Wertheim Vice Principal of Bergen County Vocational Schools  
Currently run landscaping program and building is old and damaged. Proposed facility would be in same footprint. Hours of operation are 8AM-3PM and would stay the same, student population staying the same.

Lou Romano – Where will students go while under construction?

J. Wertheim – Students have other areas they can go.

Mario Sicari – How many students now?

J. Wertheim – 550 – this will stay the same.

Ralph Amato – Are you the only Technical School in the County?

J. Wertheim – No, there are 3 others.

Chuck Santoro 284 West Drive Paramus  
Where is the building located?

Chairman Caminiti – The Architect will show you where it is.

Harry Thompson 619 East Drive Paramus  
What will the operations be?

J. Wertheim – They will be the same, landscape design.

Pete Campo 372 Veronica Court Paramus  
Students parking on my block all the time.

Chairman Caminiti – Other professionals will address this issue.

Chuck Santoro – Are any variances needed?  
Chairman Caminiti – Other professional will answer.

Kurt Vierheilig, DMR Architects Hasbrouck Heights, NJ  
Floor plan shows old garage building. New building will be located similar in footprint and size. Lobby, 2 classrooms and small classroom, bathrooms and mechanical room. Self-sufficient building, stand alone.

Garage and driveway for convenience to bring equipment to garage for training. Driveway not for students. Yard is in disarray. Existing building 46,000 sq. ft., 55,000 sq. ft. proposed. Proposed building is 4-5 ft. taller.

Peter Caminiti – Are there any variances?  
K. Vierheilig – No variances.

Mario Sicari – Is the driveway existing?  
K. Vierheilig – yes

Peter TenKate – Will there be outside lights?  
K. Vierheilig – Building mounted lights for walkways, driveway and entrance. Lights are on a 6 month review.

Lou Romano – Where does the trash and waste go?

John Susino, School Business Administrator  
No dumpster, maintenance staff cleans and brings to central dumpster.

Rich Conte – When is the last class?  
Mr. Wertheim – 2:56 pm. The same equipment and programs will be followed.

Dylan Ryan, Engineer

Professional engineer since 2009 in NJ. Chairman accepted his qualifications.

C3 – Location of building – Remove greenhouse and walkways and replace.

C4 – Proposed building, driveway will remain, sidewalks and curbing to be replaced.

C5 – Site grading, same as existing.

C6 – Utilities and electrical plan – new sanitary line proposed.

Denis Niland arrived at 7:40

C7 – Lighting, all building mounted, zero spillage proposed.

C10 – soil erosion and sediment control plan, silk fence will be used.

Chairman Caminiti – Did you prepare drawings?

Mr. Ryan – Involved with the preparation of the plans

Chairman Caminiti – Key map doesn't show where neighbors are located. How far away from closest neighbor?

Mr. Ryan – Light spillage – none will have any spillage beyond property line, lights on timer.

Mr. Clark – Is there a tax map?

Mr. Ryan – No

Mario Sicari – Any lighting now? Concerned for adjacent neighbors.

Mr. Susino – Yes, there is existing lighting for security.

Denis Niland – What is the address – E. Ridgewood or Ridgewood Ave.?

Bill Soukas – Next to the coroners' building. He took the address from the Tax Office.

Mr. Ryan – The total impervious area is not being increased.

Mr. Patel Greglawn Drive – Complained his drains always get clogged.

Denis Niland – Does a bell go off when classes change?

Chuck Santoro – He hears trucks at night around 10-11PM from the parking lot in the rear. West, South Drive and Veronica Court hear loudspeakers.

Mr. Susino – Parking remains the same, 10 additional spots off driveway for Bleshmann. Night time EMS classes are there to practice rescue, car crushing. He will speak to Director about this.

Chairman Caminiti – Can an announcement be made in the school that street parking is not permitted.

Ralph Amato – 10 spaces are there for the future, not now?

Mr. Susino – yes.

Ken Hook – If this would improve the parking situation, maybe the spaces should be installed now.

Chairman Caminiti – We can only make suggestions.

NO VOTE - COURTESY HEARING

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<b>RESOLUTION VOTING:</b>
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Resolutions appointing Chairman Caminiti, Vice Chairman Richard Conte, Linda Garofalo Secretary, Beth Calderone Court Reporter, Frank Ciambrone Legal Counsel, Boswell Engineering, Engineer, 2016 Meeting Dates, and The Record and Ridgewood News newspaper to Publish in. Motion to grant request by Chairman Caminiti, 2nd by Mr. Clark.

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

Opposed:

Abstained:

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<b>Voting:</b>
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Approve Vouchers to be Paid. Motion to approve request by Mr. Amato, 2nd by Mr. Niland.

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

Opposed:

Abstained:

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<b>Voting:</b>
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Approve Minutes from January 28, 2016. Motion to approve request by Chairman Caminiti, 2nd by Mr. Clark.

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

Opposed:

Abstained:

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Denis Niland brought up the minimal time allotted for the Planning Board Secretary. A lawsuit can come up if something is missed or not handled properly. This has been an unresolved ongoing issue. In addition she does not have the title and is not being compensated for the extra responsibility. Linda Garofalo covered for Kara Burns while she was on maternity leave, Kara decided to stay at home. Linda has been doing this job for the last 8 years. The board all agreed and suggested Council Member MariaElena Bellinger review the issue (time, title and compensation) and bring this to the Mayor and Councils' attention.

Attorney Frank Ciambone to send a letter to the Mayor and Council and Police Department about no left hand turn from Liva Medical Building (near Roosevelt Building). Also, no right turn to Fashion Center, the sign disappeared. Winters Avenue, near gym, the street is always full with cars. Farview Avenue to school – cars stay on Farview and make a left. Spring Valley Road, near Eastbrook, cars make U-turn in culdesac. Power House – 49 Midland Avenue – the sign is down.

Planning Board Attorney

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Paramus, NJ 07652  
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Planning Board, Planner

Francis Reiner

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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

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