

Paramus Planning Board Meeting
Thursday, October 20, 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, October 20, 2016.

Pledge of Allegiance

Lou Romano

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

M. Bellinger
K. Hook
Denis Niland
R. Conte
W. Stuart Clark
M. Blitzstein
N. Matahen
L. Romano
P. Caminiti

Absent

M. Sicari

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

Hearings:

Applicant: Lebovich
144 Fairway Terrace
Block 1702 Lot 7
Conditional Use approval (indoor pool)

Discussion:

Mr. Lebovich was sworn in and his credentials accepted by Chairman Caminiti. He is here tonight for an indoor pool. His wife has a medical condition and the Doctor recommended she swim daily. This is a conditional use. The pool is 18' X 45', 4' deep on one end and 5 ½ feet on the deepest end. This is a new house, the application was submitted to be denied and appear before the Board for approval.

Peter TenKate stated this Board approved the soil moving application a few months ago. The footprint of the house is the same.

Mr. Lebovich stated that he was told he needs Conditional Use approval for the pool.

Denis Niland asked if the pool is heated.

Mr. Pelligrino, Aquatic Pools, responded yes, gas heated.

Voting:

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

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

Opposed:

Abstained:

Hearings:

Applicant: Gross Realty Associates
66 Route 17 North
Block 1208 Lot 12
Preliminary Site Plan and Signage approval

Attorney: Stuart Liebman
Wells, Jaworski & Liebman
12 Route 17 North
Paramus, NJ 07653

Discussion

Chairman Caminiti stated this application has been carried to the meeting of December 1, 2016.

Hearings:

Applicant: Floor & Décor Outlets of America, Inc.
50 A & S Drive
Block 6206 Lot 1.01
Minor Site Plan and Signage approval

Attorney: James Delia
Wells, Jaworski & Liebman
12 Route 17 North
Paramus, NJ 07653

Discussion:

Jim Delia, Esq. stated that the client is taking over the Sports Authority site. No variances, one change – looking to relocate the front entrance. Propose signs, some previously approved, except two. Applicant met with Sign Committee.

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Jeff Martell, Stonefield Engineering, 75 Orient Way, Suite 303, Rutherford, NJ 07070

Mr. Martell was sworn in and his credentials accepted by Chairman Caminiti. Mr. Martell stated he prepared the Site Plan dated August 31, 2016.

A1 – Aerial exhibit dated October 20, 2016.

This is a retailer specializing in flooring products for homeowners and contractors. Products are picked up at the store.

Applicant plans to relocate the entrance from the North side to the West side.

Mr. Martell stated this is a low intensity tenant. The site is in a flood hazard area. The parking lot needs care. Applicant agrees to fix and level the parking lot. No outdoor storage planned. The trash needs are low. The products that come in are sold. A gate will be installed at the trash area. There is not a heavy trash demand. Applicant agrees to turn lights off by 11:00 PM and a 6 month lighting review.

Mr. Clark stated the building had an entrance at one time where you are proposing the new entrance.

Jim Delia stated that he thinks this will be less confusing.

Ken Hook asked where the pallets will be stored before they are picked up.

Edward Costa, Floor & Design, Senior Director of Construction

Mr. Costa stated the pallets will go to the compactor if damaged. If they are in good condition they will be stored in an enclosed area and then either taken away or sold.

Applicant agrees to comply with Peter TenKate's report dated September 27, 2016.

Frank Ciambone, Esq. asked if the applicant agrees with the description of variances in Peter TenKate's letter.

Jim Delia responded that the West elevation for the sign is OK. The North

wall sign was previously approved. Lisa Meserole's letter explains this.

Peter TenKate stated the recycling area needs to be enlarged now. This is a big operation.

Jim Delia stated he agrees and he will work with Peter TenKate on this.

Rosalyn Holderfield, ID Assoc., 1771 Industrial Rd., Dothan, Alabama 36303
Ms. Holderfield stated there are a total of 4 signs on the building. The North elevation was previously approved – Resolution 2010-03. The applicant appeared before the Sign Committee.

Chairman Caminiti asked for questions from the Board, the public. No one appeared.

Voting:

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

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

Opposed:

Abstained:

Resolution Voting:

Resolution 2016-15 Humdinger's, LLC 63 E. Midland Avenue Block 1208 Lot 12 Amendment or Revision to an Approved Site Plan. Motion to grant request by Mr. Clark, 2nd by Mr. Niland.

In favor: Niland, Clark, Blitzstein, Matahen, Romano, Caminiti

Opposed:

Abstained: Bellinger, Hook, Conte

Voting:

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

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

Opposed:

Abstained:

Voting:

Approve Minutes from September 15, 2016. Motion to approve request by Chairman Caminiti, 2nd by Mr. Blitzstein.

In favor: Niland, Clark, Blitzstein, Matahen, Romano, Caminiti

Opposed:

Abstained: Bellinger, Hook, Conte

Master Plan – Paramus Zoning Recommendations

Chairman Caminiti stated that the Master Plan has been returned to the Planning Board for comments and recommendations.

Francis Reiner handed out an edited version of the Paramus Zoning proposal. The main items are:

1. The boundaries for the HCC and HCC2 zones. A comment was made to reduce the height for the HCC2 zone from 36 feet to 32 feet. Mr. Reiner stated they would like to keep it at 36 feet. The bulk standards, to protect the residences, have increased.

2. HCC – Pre-owned/Pre-certified used car dealers would be permitted and require a 15-20,000 square foot building.

3. Density of Multi-family Residential Housing

Chairman Caminiti stated that we originally recommended 16 units per acre. In addition, they would like 3 over 1, (residential over commercial.) Applicant could go to Zoning Board if propose four floors of residential over one floor of commercial.

4. Health and Hospital Campus

Nick Matahen stated that the height for a hospital is proposed at 120 feet plus 15 feet for mechanicals. Can a Fire Department ladder reach this?

Denis Niland responded the ladders go to 100 feet.

Nick Matahen asked if 120 feet is standard.

Chairman Caminiti stated he had discussions with Hackensack Hospital.

Lou Romano asked to the height of Hackensack Hospital.

Chairman Caminiti responded, the Hospital is taller than that.

Lou Romano asked when designating these new zones, will the lots be subdivided?

Chairman Caminiti responded the lots will need to be consolidated.

Peter TenKate stated that the roads need to be relocated and the lots merged.

Francis Reiner summarized the discussion and recommendations:

- 16 units per acre density for multi-family residential housing
- No Pre-owned/Pre-certified cars as a permitted use
- 36 feet maximum height permitted in the HCC2 zone
- Maximum 3 over 1 in HCC zone (3 residential floors over 1 retail floor)
- 15 feet for mechanicals on roof of hospital building
- 30% of building footprint in a hospital zone can be up to 120 feet high
- Zone boundaries as presented were agreed to

Voting:

Approve Comments and Recommendations on Master Plan Zoning to be sent to Mayor & Council. Motion to approve request by Chairman Caminiti, 2nd by Mr. Blitzstein.

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

Opposed:

Abstained:

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