

Paramus Planning Board Virtual/Teleconference
Reorganization & Regular Meeting
Thursday, January 6, 2022

Chairman Caminiti at 7:00 PM called a virtual/teleconference Reorganization and Regular meeting of the Paramus Planning Board on Thursday, January 6, 2022.

Pledge of Allegiance

Mr. TenKate

Reorganization

Chairman Caminiti announced that the Board would be conducting its reorganization this evening before its regular meeting. Chairman Caminiti made a motion to nominate Mr. Conte as Chairman of the Planning Board. Attorney, Mr. Pellino then sworn in Mr. Conte. Mr. Conte nominated Mr. Caminiti, Sr. as Vice-Chairman. Mr. Pellino then sworn in Mr. Caminiti, Sr. New Board members, Mayor LaBarbiera, Councilman Kaiser, Mr. Vergona, Mr. Voohis were all sworn in for new member terms with the Board. Chairman Conte nominated Stephen F. Pellino, of Basile, Birchwale, & Pellino, LLC., as Board Attorney. Chairman Conte made nominations for the Board's Professionals for Court Report, Board Engineer, and Board Planner, as Mrs. Beth Calerone, CCR, Boswell Engineering, Mr. Pete TenKate, DMR Architects, Mr. Francis Reiner, respectively. Chairman Conte made motions for the Sign Committee, Meeting Dates 2022, Order of Business, and The Record as the official newspaper to publish notices for the Board. All nominations were seconded, as well as motions and votes recorded.

Roll Call

R. Conte

P. Caminiti

Mayor LaBarbiera

Councilman Kaiser

K. Hook

D. Niland

A. Scrivanich

A. Feorenzo

J.Vergona

R. Voohis

Absent

W.S. Clark

Also Present

Maryellen Parente

Planning Board Secretary

Beth Calderone, CCR

Court Reporter

Fran Reiner, PP, LLA
Pete TenKate, PE
Stephen Pellino, Esq.

DMR Architect, Planner
Boswell McClave Engineering, Board Engineer
Basile, Birchwale & Pellino, LLP., Board Attorney

Hearing:

Applicant: Paestum, LLC.
165-171 Route 4 West
Block 1102, Lot 10
Amended Site Plan

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

Discussion:

Mr. Kohut, the applicant's attorney describes this application for the Board which includes exterior modifications to enhance this retail building. The applicant proposes to increase the height of the western portion of the building and to redesign the front of the building. The redesigning of the entrance will increase the building coverage by 0.3%. Mr. Kohut introduces Mr. Scott Monro, Architect, for the applicant. Mr. Monro describes the changes to this building which will have no changes to landscaping, lighting or signage. Mr. Kohut also had Mr. Glen Reda, Architect who drew the plans testify as to plans. The Board agrees to the property drainage cleaning and inspection. Board Engineer, Mr. TenKate mentions about all ADA parking spaces meet the requirements and comply. Mr. Reda describes the canopy which sticks out 3 feet will offer shade and coverage to customers entering the building.

Voting:

Vote to approve, **Paestum, LLC.** Motion to grant requested by Vice-Chairman Caminiti, 2nd by Mayor LaBarbiera.

In favor
9

Opposed
0

Abstained
0

Discussion:

Board Engineer, Mr. TenKate reviews a memo that he sent to the Planning Board regarding recommended revisions for the Borough Code Site Plan and Zoning Code sections. Mr. TenKate describes the first two of the four recommendations. The first recommendation, pertains to allow the height of roof top mechanicals in HCC or HCC-2 Zones. The second recommend revision, pertains to future parking. The last two recommended revisions, our Board Planner, Mr. Reiner described for the Board. The third recommendation pertains to parking requirements in the HCC Zone. The fourth recommended change pertains to multi-family residential developments prohibiting residential units on the ground floor. The Board agree to these four revisions to the Borough Code and asked Board Attorney, Mr. Pellino to draft a letter to our Mayor and Council with said recommendations.

Voting:

Approve to have Board Attorney, Mr. Pellino draft a letter/report with the Planning Board's recommendations as to the changes in the Borough's Site Plan Code and Zoning Code. Motion to approve requested by Vice-Chairman Caminiti, 2nd by Chairman Conte.

In favor
9

Opposed
0

Abstained
0

Voting:

Approve Vouchers to be Paid. Motion to approve requested by Vice-Chairman Caminiti, 2nd by Mr. Hook.

In favor
9

Opposed
0

Abstained
0

Voting:

Adopt minutes from December 16, 2021 Special Meeting. Motion to grant requested by Vice-Chairman Caminiti, 2nd by Mr. Hook.

In favor
5

Opposed
0

Abstained
0

Planning Board Attorney
Stephen F. Pellino, Esq.
Basile, Birchwale, & Pellino, LLP.

865 Broad Avenue
Ridgefield, NJ 07657
201-945-8812

Planner

Francis A. Reiner, PP, LLA
DMR Architects
777 Terrace Avenue, 6th Fl, Suite 607
Hasbrouck Heights, N.J. 07604
201-288-2600

Borough Engineer

Pete TenKate, PE
330 South Phillips Avenue
South Hackensack, N.J. 07606
201-265-2100 ext 619

Court Reporter

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