

**PLANNING BOARD – BOROUGH OF PARAMUS  
PUBLIC HEARING MEETING**

**July 1, 2021**

**7:00 PM Virtual Webex/Teleconference Meeting REVISED Agenda**

**APPLICATIONS WILL BE CALLED AS DETERMINED BY THE CHAIRMAN**

This public hearing regarding these applications will be held by online/virtual means and telephonically only. During the virtual public hearing, any interested party will have an opportunity to listen to and, if participating online, view the hearing in its entirety, be heard (ask questions, provide comments or offer evidence) by either (a) participating online by visiting Webex.com and following the instructions provided to join the online/virtual meeting or (b) participating telephonically by calling 1-844-621-3956, access code is 132 021 8528 attendee number is the # sign. Participating via online/virtual means or telephonically is free of charge to the public. If participating via online/virtual means, the meeting [link](https://boroughofparamusplanningboard.webex.com/boroughofparamusplanningboard/j.php?MTID=ma5812e88e97bcc77aaae7d7fef6a1a6b) is <https://boroughofparamusplanningboard.webex.com/boroughofparamusplanningboard/j.php?MTID=ma5812e88e97bcc77aaae7d7fef6a1a6b> or by entering a meeting number of 132 021 8528 with password jvTacUGF838. In addition, if you wish to review the application, including the plans and maps submitted, same will be posted on the Borough's website at [www.paramusborough.org](http://www.paramusborough.org) at least 10 days prior to the virtual public hearing. For those unable or unwilling to access same by visiting the website, you may contact the Planning Board Secretary at 201-265-2100 Extension 2242 or email at [mparente@paramusborough.org](mailto:mparente@paramusborough.org) to make arrangements to view a hard copy of the application.

**Pledge of Allegiance**

**Statement of Notification**

**Roll Call**

**Resolutions**

**162 RTE 4, LLC.-W. 162 Route 4 East, Block 103, Lot 3**-Site Plan-Major Soil Movement-Variances-Signage

**PUBLIC HEARINGS**

**Borough of Paramus- Garden State Plaza Boulevard, Block 204, Lot 2.01-**  
Subdivision

- [Borough of Paramus, Garden State Plaza Boulevard, Block 204, Lot 2.01-](#)

Application

- [Borough of Paramus, Garden State Boulevard, Block 204, Lot 2.01- Preliminary Subdivision Existing Conditions and Proposed](#)

**Urban Edge-Bergen Town Center, Route 4 East and Forest Avenue, Block 701, Lot 7.01-** Major Soil Movement Permit

- [Urban Edge Bergen Town Center Route 4 East and Forest Avenue, Block 701, Lot 7.01-Ltr. to Board Secretary](#)
- [Urban Edge Bergen Town Center Route 4 East and Forest Avenue, Block 701, Lot 7.01-Major Soil Movement Permit](#)
- [Urban Edge Bergen Town Center Route 4 East and Forest Avenue, Block 701, Lot 7.01-Soil Moving Permit](#)
- [Urban Edge Bergen Town Center Route 4 East and Forest Avenue, Block 701, Lot 7.01-South Side Improvements](#)
- [Urban Edge Bergen Town Center Route 4 East and Forest Avenue, Block 701, Lot 7.01- page 7 of 14 Grading Drainage](#)
- [Urban Edge Bergen Town Center Route 4 East and Forest Avenue, Block 701, Lot 7.01-page 8 of 14 Grading Drainage](#)
- [Urban Edge Bergen Town Center Route 4 East and Forest Avenue, Block 701, Lot 7.01-page 9 of 14 Grading Drainage](#)
- [Urban Edge Bergen Town Center Route 4 East and Forest Avenue, Block 701, Lot 7.01-page 10 of 14 Grading Drainage](#)

**BJ's Wholesale Club-30 Route 17-Block 501, Lot 5, Block 502, Lots 9 &**

**2.02**-Site Plan and signage for a fueling station. (Carried from our 2.6.20 and 11.5.20, 12.3.20, and 1.21.21)

- [BJ's Wholesale Club-30 Route 17, Block 501, Lot 5, Block 502, Lots 9 & 2.02- Operations and Maintenance Report](#)
- [BJ's Wholesale Club-30 Route 17-Block 501, Lot 5, Block 502, Lots 9 & 2.02- Hydrology Report](#)
- [BJ's Wholesale Club-30 Route 17-Block 501, Lot 5, Block 502, Lots 9 & 2.02- Response Letter from Kiran Muppala to Boswell Engineering](#)
- [BJ's Wholesale Club-30 Route 17-Block 501, Lot 5, Block 502,](#)

Lots 9 & 2.02- Revised Drainage Plans

- BJ's Wholesale Club- 30 Route 17, Blk 501, Lot 5, Blk 502, 9 & 2.02-Ltr. to Chairman Peter Caminiti Sr. and Members of the Paramus Planning Board dated 8-26-2020
- BJ's Wholesale Club,-30 Route 17, Blk 501, Lot 5, Blk 502, Lots 9 & 2.02- Sertbas, Inc.- Representing Attorney
- BJ's Wholesale Club-30 Route 17, Blk 501, Lot 5, Blk 501, Lots 9 & 2.02-Paramus Board with Exhibits 7-9-2020
- BJ's Wholesale Club-30 Route 17, Blk 501, Lot 5, Blk 502, Lots 9 & 2.02 -PB Application (filed 9-12-19)(1144895.1)
- BJ's Wholesale Club-30 Route 17, Blk 501, Lot 5, Blk 502, Lots 9 & 2.02-60 Route 17- Attorney Letter of Representation
- BJ's Wholesale Club-30 Route 17, Blk 501, Lot 5, Blk 502, Lots 9 & 2.02-BCPD Site Plan Exemption Letter dated 9-18-19
- BJ's Wholesale Club-30 Route 17, Blk 501, Lot 5, Blk 502, Lots 9 & 2.02-BCSCD Approval dated 10-8-19
- BJ's Wholesale Club-30 Route 17, Blk 501, Lot 5, Blk 502, Lots 9 & 2.02-BJs- Paramus- Elevation
- BJ's Wholesale Club-30 Route 17, Blk 501, Lot 5, Blk 502, Lots 9 & 2.02-DMR Report- Response to Opposing Attorneys dated 8-25-2020
- BJ's Wholesale Club-30 Route 17, Blk 501, Lot 5, Blk 502, Lots 9 & 2.02-Easement Plan prepared by Lapatka Associates Inc. showing the Access Drive
- BJ's Wholesale Club-30 Route 17, Blk 501, Lot 5, Blk 502, Lots 9 & 2.02-NJDOT Letter of No Interest dated 1-24-2020
- BJ's Wholesale Club-30 Route 17, Blk 501, Lot 5, Blk 502, Lots 9 & 2.02-Paramus Fuels, LLC.-Attorney Letter of Representation
- BJ's Wholesale Club-30 Route 17, Blk 501, Lot 5, Blk 502, Lots 9 & 2.02- Stormwater Management Report
- BJ's Wholesale Club-30 Route 17, Blk 501, Lot 5, Blk 502, Lots 9 & 2.02- Traffic Assessment Report - BJ's Paramus
- BJs Wholesale Club-30 Route 17, Blk 501, Lot 5, Blk 502, Lots 9 & 2.02-Civil-Plans- signed
- BJs Wholesale Club-30 Route 17, Blk 501, Lot 5, Blk 502, Lots 9 & 2.02-Signage- Plans

- [BJ's Wholesale Club- 30 Route 17, Blk 501, Lot 5, Blk 502, Lots 9 & 2.02-DMR Planning Report dated 8-25-2020](#)
- [BJ's Wholesale Club- 30 Route 17, Blk 501, Lot 5, Blk 502, Lots 9 & 2.02-Fire Prevention Dept Review Letter 1-6-2020](#)
- [BJ's Wholesale Club- 30 Route 17, Blk 501, Lot 5, Blk 502, Lots 9 & 2.02-OEM Report dated 8-14-2020](#)
- [BJ's Wholesale Club- 30 Route 17, Blk 501, Lot 5, Blk 502, Lots 9 & 2.02-Zoning Dept. Report dated 8-27-2020](#)
- [BJ's Wholesale Club-30 Route 17, Blk 501, Lot 5, Blk 501, Lots 9 & 2.02-Shade Tree Dept. Report dated 8-21-2020](#)
- [BJ's Wholesale Club-30 Route 17, Blk 501, Lot 5, Blk 502, Lots 9 & 2.02- Boswell Engineering Report dated 10-6-2020](#)
- [BJ's Wholesale Club-30 Route 17, Blk 501, Lot 5, Blk 502, Lots 9 & 2.02- Boswell Engineering Report regarding the Stormwater Report dated 8- 25-2020](#)
- [BJ's Wholesale Club-30 Route 17, Blk 501, Lot 5, Blk 502, Lots 9 & 2.02- Boswell Site Lighting Review Letter dated 1-21-2020](#)
- [BJ's Wholesale Club-30 Route 17, Blk 501, Lot 5, Blk 502, Lots 9 & 2.02-DPW Report dated 8-10-2020](#)
- [BJ's Wholesale Club-30 Route 17, Blk 501, Lot 5, Blk 502, Lots 9 & 2.02-Health Dept. Report dated 8-7-2020](#)
- [BJ's Wholesale Club-30 Route 17, Blk 501, Lot 5, Blk 502, Lots 9 & 2.02-Police Dept. Report dated 8-10-2020](#)
- [BJ's Wholesale Club-30 Route 17, Blk 501, Lot 5, Blk 502, Lots 9 & 2.02-Signage Dept. Report dated 9-29-2020](#)
- [BJ's Wholesale Club -30 Route 17, Blk 501, Lot 5, Blk 502, Lots 9 & 2.02-Paramus- NJ-Gas- Station Renderings Meeting Exhibit 11.5.20](#)
- [BJ's Wholesale Club-30 Route 17, Blk 501, Lot 5, Blk 502, Lots 9 & 2.02-20190721- BJS- PARAMUS-RENDERING 09.01.20](#)
- [BJ's Wholesale Club-30 Route 17, Blk 501, Lot 5, Blk 502, Lots 9 & 2.02-20190721- Operations-and-Maintenance-Report-02-26-2020-Signed](#)
- [BJ's Wholesale Club-30 Route 17, Blk 501, Lot 5, Blk 502, Lots 9 & 2.02-G18230PC Meeting Exhibit 11.5.20](#)
- [BJ's Wholesale Club-30 Route 17, Blk 501, Lot 5, Blk 502, Lots 9 &](#)

2.02-G18230- Survey

- BJ's Wholesale Club-30 Route 17, Blk 501, Lot 5, Blk 502, Lots 9 & 2.02-Gas Station Elevations and Floor Plan prepared by Stantec Consulting S
- BJ's Wholesale Club-30 Route 17, Blk 501, Lot 5, Blk 502, Lots 9 & 2.02-Ltr. to Planning Board filing revised plans 2-28-2020(1262613.1)
- BJ's Wholesale Club-30 Route 17, Blk 501, Lot 5, Blk 502, Lots 9 & 2.02-Soil Movement Application (filed 9-12-19)(1144897.1)
- BJ's Wholesale Club-30 Route 17, Blk 501, Lot 5, Blk 502, Lots 9 & 2.02-Title Report(1149475.1)
- BJ's Wholesale Club-30 Route 17, Blk 501, Lot 5, Blk 502, Lots 9 & 2.02- 200219RTW BJs- Wholesale Geotech
- BJ's Wholesale Club-30 Route 17, Blk 501, Lot 5, Blk 502, Lots 9 & 2.02-Low Impact Developmental Checklist(1200023.1)
- BJ's Wholesale Club -30 Route 17, Block 501, Lot 5, Block 502, Lots 9 & 2.02 NJ Gas Station Renderings - Update3
- BJ's Wholesale Club-30 Route 17, Block 501, Lot 5, Block 502 Lots 9 & 2.02- Boswell Engineering 12.1.20
- BJ's Wholesale Club-30 Route 17, Blk 501, Lot 5, Blk 502, Lots 9 & 2.02-Ltr. To PB Secretary
- BJ's Wholesale Club-30 Route 17, Blk 501, Lot 5, Blk 502, Lots 9 & 2.02- Weave Analysis
- BJ's Wholesale Club-30 Route 17, Blk 501, Lot 5, Blk 502, Lots 9 & 2.02-Traffic Impact Study
- BJ's Wholesale Club-30 Route 17, Blk 501, Lot 5, Blk 502, Lots 9 & 2.02-Accident Analysis

**BCC Holding, LLC./ BCC Swim, LLC.-299-319 Route 17 South, Block 3102, Lot 4-Change of Use**

- BCC Holding, LLC./BCC Swim, LLC.-299-319 Route 17 South, Block 3102, Lot 4-Filing Letter
- BCC Holding, LLC./BCC Swim, LLC.-299-319 Route 17 South, Block 3102, Lot 4-Executed Application and Exhibits
- BCC Holding, LLC./BCC Swim, LLC.-299-319 Route 17 South, Block 3102, Lot 4-Dynamic Site Plan

**New Business**

**Review of Mayor and Council Ordinance 2021-28, An Ordinance Amending Paramus Code 367-1, ET. SEQ. Pertaining to Signage and Facades**

**Old Business**

**Meeting Open to the Public**

**MINUTES** June 17th, 2021

Approved Vouchers to be paid

**Adjournment**