

**PLANNING BOARD – BOROUGH OF PARAMUS**

**PUBLIC HEARING MEETING**

**September 2, 2021**

**7:00 PM Virtual Webex/Teleconference REVISED Meeting 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 132 380 0343 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=mfc572f4d7b4ec62e02ff8038ed738887) is <https://boroughofparamusplanningboard.webex.com/boroughofparamusplanningboard/j.php?MTID=mfc572f4d7b4ec62e02ff8038ed738887> or by entering a meeting number of 132 380 0343 with password HMixKahQ948. 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**

**The Valley Hospital, Inc.-599-611 Valley Health Plaza-1 Valley Health- E. 120 & 140 Ridgewood Ave Plaza- 622, 640, 650 & 670 Winters Ave- Block 5006, Lot 5.02, Block 6105, Lots 1 & 2, Block 6107, Lots 5 & 6, Block 6108, Lot 1, Block 6109, Lot 1, Block 6301, Lots 2 & 4- Amended Site Plan & Variance**

**PUBLIC HEARINGS**

**Yeu Entertainment, LLC.-700 Paramus Park-Paramus Park Mall- Block 5203, Lots 1, 2 & 3, Block 5204, Lot 1, Block 5303, Lot 4, Block 5004, Lot 6 Block 6207, Lot 2-**

Minor Site Plan-Bumper Cars

- [Yeu Entertainment, LLC.-700 Paramus Park-Paramus Park Mall-Block 5203, Lots 1, 2 & 3, Block 5204, Lot 1, Block 5303, Lot 4, Block 5004, Lot 6, Block 6207, Lot 2-Application, Plans and supporting documents](#)
- [Yeu Entertainment, LLC.-700 Paramus Park- Paramus Park Mall-Block 5203, Lots 1, 2 & 3, Block 5204, Lot 1, Block 5303, Lot 4, Block 5004, Lot 6, Block 6207, Lot 2- Exhibit A1-Architect's Floor Plan](#)
- [Yeu Entertainment, LLC.-700 Paramus Park-Paramus Park Mall-Block 5203, Lots 1, 2 & 3, Block 5204, Lot 1, Block 5303, Lot 4, Block 5004, Lot 6, Block 6207, Lot 2-Exhibit A2-Enlarged Site Plan](#)
- [Yeu Entertainment, LLC.-700 Paramus Park-Paramus Park Mall- Block 5203, Lots 1, 2 & 3, Block 5204, Lot 1, Block 5303, Lot 4, Block 5004, Lot 6, Block 6207, Lot 2-Engineer's REVISED Sketch and Correspondence](#)

**GCGS Associates, LLC. – From Road, Block 5304, Lot 2-Preliminary and Final Site Plan-Mixed Use Building-Soil Movement Permit- Carried from our 6.17.21 meeting**

- [GCGS Associates, LLC. From Road, Block 5304, Lot 2-Ltr to Planning Board Secretary filing application and materials](#)
- [GCGS Associates, LLC. From Road, Block 5304, Lot 2-Planning Board Application](#)
- [GCGS Associates, LLC. From Road, Block 5304, Lot 2-Major Soil Movement Application](#)
- [GCGS Associates, LLC. From Road, Block 5304, Lot 2-Ltr. to Board Secretary filing REVISED Site and Architectural Plans](#)
- [GCGS Associates, LLC. From Road, Block 5304, Lot 2-Architectural Plan REVISED](#)
- [GCGS Associates, LLC. From Road, Block 5304, Lot 2-1 of 6 Site Layout Plan](#)
- [GCGS Associates, LLC. From Road, Block 5304, Lot 2-2 of 6 Soil Moving Sections](#)
- [GCGS Associates, LLC. From Road, Block 5304, Lot 2-3 of 6 Grading Drainage Utility EC Plan](#)
- [GCGS Associates, LLC. From Road, Block 5304, Lot 2-4 of 6 Site Lighting Plan Details](#)
- [GCGS Associates, LLC. From Road, Block 5304, Lot 2-5 of 6 Landscape Plan Details](#)
- [GCGS Associates, LLC.- From Road, Block 5304, Lot 2-6 of 6 Soil Moving Sections Calculations](#)

**Dynasty Realty, LLC.- 140 N. Route 17 Block 2509, Lot 17-Amended and Final Site Plans/Major Soil Movement/Variiances/Signage**

- [Dynasty Realty, LLC. -140 N. Route 17 Block 2509, Lot 17-Application](#)
- [Dynasty Realty, LLC. -140 N. Route 17 Block 2509, Lot 17-Signage Zoning Review Application & Soil Movement](#)

- [Dynasty Realty, LLC. -140 N. Route 17 Block 2509, Lot 17 Zoning Review Fee Application](#)
- [Dynasty Realty, LLC. -140 N. Route 17 Block 2509, Lot 17 Sign Committee Review Fee Application & Variance Application](#)
- [Dynasty Realty, LLC.-140 N. Route 17 Block 2509, Lot 17 Ltr Site Layout Revision](#)
- [Dynasty Realty, LLC.-140 N. Route 17 Block 2509, Lot 17 Proposed Water Service Exhibit 8.18.21](#)
- [Dynasty Realty, LLC.-140 N. Route 17 Block 2509, Lot 17 Zoning Data Revised](#)
- [Dynasty Realty, LLC. -140 N. Route 17 Block 2509, Lot 17 1 of 6 Site Layout Plan-Revised](#)
- [Dynasty Realty, LLC. -140 N. Route 17 Block 2509, Lot 17 2 of 6 Future Parking Plan](#)
- [Dynasty Realty, LLC. -140 N. Route 17 Block 2509, Lot 17 3 of 6 Alta ACSM Land Title Survey](#)
- [Dynasty Realty, LLC. -140 N. Route 17 Block 2509, Lot 17 4 of 6 Grading Drainage Erosion Control Plan](#)
- [Dynasty Realty, LLC. -140 N. Route 17 Block 2509, Lot 17 5 of 6 Lighting Landscape Plan](#)
- [Dynasty Realty, LLC. -140 N. Route 17 Block 2509, Lot 17 6 of 6 Earthwork Cross Section Locations Calculations](#)
- [Dynasty Realty, LLC.-140 N. Route 17 Block 2509, Lot 17 Cellar and Sign](#)
- [Dynasty Realty, LLC.-140 N. Route 17 Block 2509, Lot 17 Revised Monument Sign-Height](#)

### **New Business**

### **Review of Mayor and Council Ordinance 2021-40, An Ordinance Amending the Redevelopment Plan of an Area in Need of Rehabilitation for the Various Nursey Sites**

### **Old Business**

### **Meeting Open to the Public**

**MINUTES** August 5th, 2021

Approved Vouchers to be paid

### **Adjournment**