

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

**June 3, 2021**

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

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

The public hearing regarding this application 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 132 611 4737 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 is <https://boroughofparamusplanningboard.webex.com/boroughofparamusplanningboard/j.php?MTID=m387c05bd766011223efbc9eac5c05eda> or by entering a meeting number of 132 611 4737 with password wXUBvDvq548. 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**

**PUBLIC HEARINGS**

**Jo-Ann Stores, LLC.-30 A&S Drive, Block 6202, Lot 3-Signage**

- [Jo-Ann Stores, LLC.-30 A&S Drive, Block 6202, Lot 3- Schematic Demolition Signage](#)
- [Jo-Ann Stores, LLC.-30 A&S Drive, Block 6202, Lot 3-Site Plan](#)
- [Jo-Ann Stores, LLC.-30 A&S Drive, Block 6202, Lot 3-Board Application](#)
- [Jo-Ann Stores, LLC.-30 A&S Drive, Block 6202, Lot 3-Sign Variance](#)

### Application

- [Jo-Ann Stores, LLC.- 30 A&S Drive, Block 6202, Lot 3-Elevation Façade Rendering \( Color \)](#)
- [Jo-Ann Stores, LLC.-30 A&S Drive, Block 6202, Lot 3-Floor Plan](#)
- [Jo-Ann Stores, LLC.-30 A&S Drive, Block 6202, Lot 3-Impact Study](#)
- [Jo-Ann Stores, LLC.-30 A&S Drive, Block 6202, Lot 3-JAS Design & Sign Plan](#)
- [Jo-Ann Stores, LLC.-30 A&S Drive, Block 6202, Lot 3-JAS Photos](#)
- [Jo-Ann Stores, LLC.-30 A&S Drive, Block 6202, Lot 3-Inspection Affidavit](#)
- [Jo-Ann Stores, LLC.-30 A&S Drive, Block 6202, Lot 3-Signage Review Application](#)
- [Jo-Ann Stores, LLC.-30 A&S Drive, Block 6202, Lot 3-Rider](#)
- [Jo-Ann Stores, LLC.-30 A&S Drive, Block 6202, Lot 3-Sign Committee Review Application](#)

### **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](#)

### **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)**

- [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](#)

### **New Business**

**Review of Ordinance to Amend Chapter 429, Part II, Cannabis**

**Review of Ordinance to Amend Chapter 158, Part II, Alternative Treatment Centers**

**Review of Mayor and Council Resolution No. 21-05-306, Ordinance 2021-23, An Ordinance to Amend Part II, General Legislation, Chapter 429, Zoning, Article XVII, Mount Laurel Residents (RML) Zone, Subsection 429-78(A), Lot area and Bulk Requirements**

### **Old Business**

**Meeting Open to the Public**

**MINUTES** May 6, 2021

Approved Vouchers to be paid

**Adjournment**