

**Paramus Planning Board Virtual/Teleconference**  
**Reorganization & Regular Meeting**  
**Thursday, January 5th, 2023**

Chairman Conte at 7:00 PM called a Reorganization and Regular meeting of the Paramus Planning Board on Thursday, January 5th, 2023.

**Pledge of Allegiance**

Mayor Christopher DiPiazza

**Reorganization**

Chairman Conte announced that the Board would be conducting its reorganization this evening before its regular meeting. Councilman Kaiser swears in Mayor DiPiazza to the Board. Mayor DiPiazza swears in Board Members, alternate # 2, Charles ( Chip ) Philibosian, Municipal Officer, Mr. Kenneth Hook, new Board Member, Mr. Frank Capolupo and new Board Member, Mr. Claudio Leo. Chairman Conte asks for a nomination for Board Attorney. Councilman Kaiser made a motion for Mr. Matthew E. Gilson of Weiner Law Group, LLP. and Mayor DiPiazza seconded the motion. Roll call was taken and had 9 votes yes. Board Member, Mr. Feorenzo nominated Mr. Richard Conte as Chairman. Vice Chairman Caminiti seconded that nomination with a vote of 9, yes. Mayor DiPiazza nominated Mr. Anthony Feorenzo as Vice Chairman, with a second of Vice Chairman Caminiti and a yes vote of 9. Vice Chairman Feorenzo nominates Neglia Engineering Group as the Board Engineer. Board member, Mr. Caminiti nominates Mr. Pete TenKate of Boswell Engineering as Board Engineer. There was no second for this nomination. Continuing the nomination for Neglia Group as Board Engineer, Mayor DiPiazza seconded the nomination with 9 votes for yes. Chairman Conte made a nomination for DMR Architects, Mr. Daniel Hauben as Board Planner with a second Vice-Chairman Feorenzo and appointed with 9 yes votes. Chairman Conte nominated Beth Calderone, CCR as Court Reporter with a second from Councilman Kaiser and appointed with 9 yes votes. Chairman Conte nominated Maryellen Parente as Board Secretary with a Second from Mr. Caminiti and appointed with 9 yes votes. Mr. Caminiti nominated for the Planning Board Sign Committee, with Chairman of the Committee being Vice-Chairman Feorenzo, and Committee Members being Mr. Conte and Mr. Hook. This motion was seconded by Mr. Vergona and appointed by 9 yes votes. Chairman Conte made a nomination for The Record to be the Official Newspaper for Notices, with a second by Mr. Caminiti, and appointed by 9 yes votes. Mr. Caminiti made a nomination for Time and Place of the Planning Board meetings, with a second by Vice-Chairman Feorenzo and being appointed with 9 yes votes. Chairman Conte nominated the Adoption of the 2023 Meeting Dates with a second by Vice-Chairman Feorenzo with appointment of 9 yes votes. Mr. Caminiti nominated for the Order of Business; Meeting Called to Order; Pledge of Allegiance; Roll Call; New Business; Old Business; Public Hearings; Approval of Minutes; Bills and Adjournment, with a second by Mr. Hook and appointed by 9 yes votes.

Chairman Conte advised the audience that the Planning Board's Re-organization has ended and the Board will now be doing their Regular Meeting.

**Roll Call**

Vice-Chairman Feorenzo  
Mr. Leo  
Mr. Hook  
Chairman Conte  
Councilman Kaiser  
Mr. Capolupo  
Mayor DiPiazza  
Mr. Caminiti  
Mr. Vergona  
Mr. Voorhis  
Mr. Philibosian

**Absent**

Mr. Niland

**Also Present**

Maryellen Parente	Planning Board Secretary
Beth Calderone, CCR	Court Reporter
Daniel, PP, LLA	DMR Architect, Planner
Pete TenKate, PE	Boswell McClave Engineering, Board Engineer
John Dunlea, PE	Neglia Engineering, Board Engineer
Stephen Pellino, Esq.	Basile, Birchwale & Pellino, LLP., Board Attorney

---

<b>Resolution Voting:</b>
---------------------------

Vote to approve **Resolution #23-01, Oradell Animal Hospital, Inc.** Motion to grant request by Chairman Conte, 2<sup>nd</sup> by Mr. Hook.

<u>In favor</u>	<u>Opposed</u>	<u>Abstained</u>
6	0	0

---

<b>Resolution Voting:</b>
---------------------------

Vote to approve **Resolution #23-02, Alpine Learning Group, Inc.** Motion to grant request by Chairman Conte, 2<sup>nd</sup> by Mr. Hook.

<u>In favor</u>	<u>Opposed</u>	<u>Abstained</u>
5	0	0

---

**Resolution Voting:**

Vote to approve **Resolution #23-03, Valley Physician Service/Valley Medical Group**. Motion to grant request by Chairman Conte, 2<sup>nd</sup> by Mr. Hook.

<u>In favor</u>	<u>Opposed</u>	<u>Abstained</u>
5	0	0

**Resolution Voting:**

Vote to approve **Resolution #23-04, EPOC Eight WW, LLC**. Motion to grant request by Chairman Conte, 2<sup>nd</sup> by Mr. Caminiti.

<u>In favor</u>	<u>Opposed</u>	<u>Abstained</u>
5	0	0

**Resolution Voting:**

Vote to approve **Resolution #23-05, GCGS Associates, LLC. Imposition of Conditions as Per Court Order**. Motion to grant request by Chairman Conte, 2<sup>nd</sup> by Mr. Caminiti.

<u>In favor</u>	<u>Opposed</u>	<u>Abstained</u>
2	0	0

**Conceptual Presentations:**

**Presenter: JW Congregation Support, Inc.  
156 Forest Avenue, Block 2710, Lot 4  
144 Route 4, Block 103, Lot 7.01  
Proposed Building**

**Discussion:**

Ms. Sara Werner, Esq. from the law firm, Prime & Tuvel, LLC. addressed the Board to advise that her client, JW Congregation Support, Inc. wanted to get the Board's recommendations as to two properties that they are proposing a congregational meeting hall. Ms. Werner introduces Mr. Don Grewal, head of Construction Development of JW Congregation Support, Inc. The two properties are 1. 156 Forest Avenue, Block 2710, Lot 4 and 2 where the Unitarian Church stands now & 156 Forest Avenue, Block 2710, Lot 4 which was previously occupied by Chakra Restaurant. Ms. Werner states that her client does not want to change the buildings on either property. The purpose of the building is for two different congregational meetings. There is one congregation that will meet during the week and the second would meet on the weekend. The building will house no

employees as the congregation has volunteers. Vice-Chairman Feorenzo asks will the congregation meet the parking requirements? Mr. Don Grewal states yes. Board Planner, Mr. Hauben states that on the Route 4 property there is an issue with the parking isle driveway and makes recommendations for safety.

---

### **Hearing:**

**Applicant:** JK Farm & Realty, LLC.  
Pascack Road  
Block 7701, Lots 2.Q, 3.Q & 4  
Block 7003, Lot 1.QQ  
Preliminary & Final Site Plan, Signage,  
Subdivision

**Attorney:** Stuart D. Liebman, Esq.  
Wells, Jaworski & Liebman, LLP.  
12 Route 17 North  
Paramus, NJ. 07652  
201-587-0888

### **Discussion:**

Mr. Stuart Liebman, Esq., the applicant Attorney, describes this application for Joy's farm on Pascack Road butting up to the Garden State Parkway. The property has 16.33 acres. This application follows the Borough's Redevelopment Plan for the Borough's Nurseries and will offer Senior Continuum of Care with assisted living and independent living. Paramus Mayor and Council approved the Borough's Redevelopment Plan for Nurseries by resolution # 18-07-469. There will be three buildings with senior age restricted housing offering some affordable housing units. These buildings are referred to as Buildings A, B & C with a total square footage of 71,000 feet. Total number of these units are 162 and will offer a clubhouse and swimming pool. The assisted living building, on the north side of the property, will have 170 units with a total of 60,000 square feet. This application includes the consolidation of four 4 lots into a subdivision of two lots. One lot will be the residential age restricted housing and the second lot will be the assisted living building. Mr. Liebman introduces Mr. Daniel LaMothe, applicant Engineer who describes exhibit A-1, Site Plan. The proposed redevelopment includes assisted care on the easterly part of the property with senior restricted age housing on the westerly part of the property. The property will have 143 parking spots for the assisted living part and 324 parking spots for the senior housing part. There are several

dead ends on the property with turn around areas. There is a 20ft buffer on the residential side of the property. There is a walkway by the Garden State Parkway with a fence. The Redevelopment Plan calls for a 20ft buffer pertaining to residential properties except pertaining to walkways. There is emergency vehicle circulation behind the building with 360 degree turning ratio. The applicant will coordinate with the Borough's Fire Department as to any suggestions made by the department. The Clubhouse will have a fenced area with a swimming pool and patio. There are 15% electric vehicle spaces proposed. Each building will have a dumpster and full-service generators. Building A, the senior housing building will have tantum parking spaces, which are permitted and specially mentioned in the redevelopment plan. As part of this application, the applicant will be widening a part of Pascack road and installing curbs along with a sidewalk for better pedestrian safety. There is one monument sign for the campus, which the applicant reviewed with the Planning Board Sign Committee. Pertaining to Stormwater management, there are multi bio retention basins on the property. These basins store the water with control structures. NJDEP and the Bergen County Planning Board have reviewed this redevelopment plan. The proposed development will have new utilities, sewer line and water main. There will be three new hydrants on the campus. Pertaining to lighting, there will be lighting poles in the center of the entrance driveway. The applicant is asking for a waiver for exceeding the candle light near the Garden State Parkway. There is no spillage near the residential. Also, the applicant agrees to the 6-month lighting review. The applicant will want to grade the property, in order to soften the slope on the south side by the main Blvd. The applicant will add soil and a wall. The applicant performed a study pertaining to clear site distances for the proposed retaining wall. The Borough's Shade Tree Commission recommended to have flowering scrubs and add low hedges for the main entrance driveway. Applicant Engineer, Mr. LaMothe shows the tree location plan via exhibit A-3. This plan also shows the tree removal plan. The property has 570 trees, 220 trees will be removed, and 550 trees will be added. The Board Planner's report mentions the 20ft buffer pertaining to the walkway to the residential properties, that a waiver might be needed. The Planner also suggested raised cross walks for safety. The applicant has no exception to the items mentioned in the Board Engineer's report. The Borough's Police Department suggested speed tables around the campus. Chairman Conte inquires as to the patio for the assisted living building and how close it is to the residents on Georgian Drive? Mr. LaMothe, 50ft. Vice-Chairman Feorenzo inquires as to the patio elevation and the grading, can you make the grading a little lower? Mr. LaMothe states that they are buffing that area with evergreen trees and a vinyl fence. Vice-Chairman Feorenzo also asks if the Clubhouse will be rented out to residents of the

campus or outside entities? Vice-Chairman Feorenzo has concerns about parking for the occupants for the Clubhouse with a purpose of events being held. The applicant is not sure on the renting of the Clubhouse, but will get back to the Board on both questions. Chairman Conte discusses Paul Court and having a fence installed and pertaining Rutgers Place to do some grading to the berms which has a 10ft slope down. Mr. Caminiti mentions, in compliance of Board Engineer, Mr. TenKate and Board Planner, DMR Architect, Mr. Hauben's reports, the maintenance of the Storm water, along with no garbage pick-up will be done privately. Councilman Kaiser confirms that the snow removal will be privately done? Yes. Mr. Caminiti mentions that the tandem parking under the building are stacked, correct? Yes. Board Engineer, Mr. TenKate asks if the ADA parking can be located underneath each building? Yes, they can work on that. Board Planner, Mr. Hauben asks if the dumpster at the dead end be put back 1 ft. and add a stop bar. Mr. Hauben wants to make sure that the buffer for the Garden State Parkway has increased noise abatement and additional shrubbery. Resident, Mr. William Bushman, 328 Georgian Drive inquires as the elevation heights to nearby house? The elevation is 110 feet. Can the dumpsters not be put on the residential property line? Are the water retention areas are going to maintained and be put on the deed? Yes. Can the trees that hang over the residential properties be pruned? Resident, Ms. Sandra Morsella, 332 Georgian Drive inquires as to the berm. Ms. Morsella is concerned that this was a buffer to the residents on Georgian Drive. Is there something that can be added to give more of a buffer? Can trees and a fence be added to the area?  
*( This application is carried to our 1.19.23 meeting)*

---

**Voting:**

Approve Vouchers to be Paid. Motion to approve requested by Chairman Conte, 2<sup>nd</sup> by Mr. Caminiti.

In favor  
9

Opposed  
0

Abstained  
0

**Voting:**

Adopt minutes from December 1, 2022 Meeting. Motion to grant requested by Chairman Conte, 2<sup>nd</sup> by Mayor DiPiazza.

In favor  
5

Opposed  
0

Abstained  
0

Planning Board Attorney

Matthew E. Gilson, Esq.  
Weiner Law Group, LLP.  
629 Parsippany Road  
Parsippany, NJ 07054  
973-403-1100

Planner

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

Borough Engineer up to 2022

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

Borough Engineer 2023

Neglia Engineering  
John Dunlea, PE  
34 Park Avenue  
PO Box 426  
Lyndhurst, NJ 07071  
201939-8805 ext. 119

Court Reporter

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