

Paramus Planning Board Meeting
Thursday, January 19th, 2023

Chairman Conte at 7:01PM in the Council Chambers, called a regular meeting of the Paramus Planning Board in the Borough Hall on Thursday, January 19th, 2023.

Pledge of Allegiance

Mr. Capolupo

Statement of Notification

Chairman Conte advised that The Planning Board has complied with the open public meeting act (The Sunshine Law) by notifying two newspapers, The Record and The Ridgewood News of Tonight's meeting with the agenda. Also Posted is a copy of the agenda on the Bulletin board, and a copy of the agenda is on file in the Borough Clerk's office.

Roll Call

C. Leo
Chairman Conte
A. Feorenzo
F. Capolupo
J. Vergona
C. Philibosian

Absent

D. Niland
P. Caminiti
K. Hook
Mayor DiPiazza
Councilman Kaiser
R. Voorhis

Also Present

Beth Calderdone, CCR	Court Reporter
Daniel Hauben	DMR Architect, Planner
Peter TenKate P.E.	Boswell McClave Engineering, Board Engineer
John Dunlea, P.E.	Neglia Engineering Group, Board Engineer
Matthew E. Gilson, Esq.	Weiner Law Group, LLP., Planning Board Attorney

Review:

Mayor and Council Ordinances Proposed:

- 2023-01 Amend Appendix A460-36, Chapter 371 Fees for Subdivision**
- 2023-02 Amend Appendix A460-40, Chapter 387 Borough Code Related to Fees for Subdivision**
- 2023-03 Amend Chapter 429-121 Permitted Uses, Multi-family Conditional Use-HCC**
- 2023-04 Amend Chapter 429-121 Parking Structures**

Review:

Mayor and Council requested the Planning Board to review proposed ordinances, # 2023-01, 2023-02, 2023-03 and 2023-04. Ordinance 2023-01 and 2023-02 pertain to the fee structure. The Board has no issues or comments pertaining to the changes for these fee changing ordinances. Proposed ordinance 2023-03 pertains to permitted uses, specifically multi-family conditional use in HCC zones. The Board and its planer expressed concerns if the ordinance would allow for ground floor residential apartments. They feel that the ordinance does not appear to expressly prohibited it. Additionally, the Board expressed concern over the lack of requirement for minimum width and height for retail uses. Proposed ordinance # 2023-04, the Board had no recommendations or changes.

Voting:

Motion to send a **Report of the Board’s Review and Recommendations of Proposed Mayor and Council Ordinances 2023-01, 2023-02, 2023-3, 2023-04**, requested by Vice-Chairman Feorenzo, 2nd by Mr. Philibosian.

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

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 for this application reminds the Board about this application for assisted living and independent living for seniors which the Board started hearing at their last meeting, January 5th, 2023. Mr. Liebman advises that since the last meeting, the Sign Committee of the Planning Board had a virtual meeting regarding this applicant's proposed monumental sign. Mr. Liebman introduces exhibit A-4, a Memo from Mr. Liebman regarding the Sign Committee meeting. Mr. Liebman introduces Mr. David Holland, Vice President of Brightview. Mr. Holland explains that Brightview, owns and operates their facilities. He further explains that this proposed facility would offer a wellness spa. There will be approximately 120-130 full/part time employees. Brightview will employ a nurse, nurse's aid and a medical director. The facility will get approximately 10-14 deliveries and approximately 7-10 ambulances a month. The medical waste will be in a secured bin inside the community. Vice Chairman Feorenzo referred to renting the Clubhouse, which he asked at the last meeting. The applicant advised the Clubhouse will only be rented to the residents of this facility. Resident, Mr. Rick Sawyer, 219 Bedford, asks if the neighboring streets will be impacted? Mr. Liebman states that there is one entrance to the campus and it will change nothing as to the surrounding streets. Resident, Lisa Gin, 219 Georgian Drive asks about the traffic and school buses? Mr. Liebman states that the applicant Traffic Engineer can respond to that question when he testifies. Mr. Adam Wagner, Architect is sworn in and describes Plan Sheet, exhibit A-5. The campus will have 93 independent units, 52 assisted living unit and 25 memory care units. The applicant is requesting a variance, as they are proposing an 8ft fence, whereas 6.6ft are permitted. The proposed fence is for the purpose of safety and security of the dementia area. The first floor will have an Art Studio and Game Room, the 2nd floor has a salon and Pub/Café. The 3rd floor has an activity room and library. There is a partial roof in the middle of the complex where all the mechanicals with screening. The architecture has exposed timber frame with a deep over hang. Chairman Conte questions the mechanical wells, which are 4-5ft deep, when will the generator be tested? Mr. Holland states once week, full load. Board member, Mr. Leo, the 2nd floor roof top has no windows, does it require additional screen? No it has no windows facing the roof top. Board Planner, Daniel Hauben asks what are the offices on the first floor? The first floor will have a business and medical office. Resident, Mr. William Bushman, 328 Georgian Drive asks if the assisted living units have balconies? Yes, some will have balconies. Vice-Chairman Feorenzo asks if the balconies face Georgian Drive? Mr. Holland states yes, on floor 3. Mr. Liebman introduces Mr. Frank Troian, Project Architectural describes further as to the Clubhouse and the

pool and the tandem parking. Mr. Troian state the occupancy for the Clubhouse is 32 people. The Clubhouse will have a bar and kitchen. Board member, Chip Philiboisian asks about the units with dens, that we have to make sure that they are not used as a bedroom. Chairman Conte advises that the den room, does not have a closet. Board Planner, Mr. Hauben states the applicant needs to have the affordable housing unit spread out among all the buildings. Mr. Liebman introduces Mr. Matthew Seckler, Traffic Engineer for the applicant. Mr. Seckler states that his firm performed a traffic study at the site frontage at peak time including school dismissal times. The counts also included additional numbers for the near by addition of the new residential complex, Soldier Hill and the addition of The Valley Hospital development. As per the recommendations by Bergen County, the applicant will be widening Pascack Road where it narrows now. They will also be adding a sidewalk. Mr. Seckler also mentions that the monument sign is out of line of site. Board Engineer, Mr. Pete TenKate asks the applicant to address his report pertaining to acceptable pavers at the entrance. The applicant states that yes they will.

(This application has been carried to our 2.3.23 meeting.)

Voting:

Approve **Vouchers to be Paid**. Motion to approve request by Chairman Conte, 2nd by Mr. Vice-Chairman Feorenzo.

In favor
7

Opposed
0

Abstained
0

Voting:

Accept Minutes from **January 5th, 2022** Meeting. Motion to grant request by Chairman Conte, 2nd by Vice-Chairman Feorenzo.

In favor
7

Opposed
0

Abstained
0

Planning Board Attorney

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Borough Engineer 2023

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