

BOARD OF ADJUSTMNT – BOROUGH OF PARAMUS

March 8, 2018

A meeting of the Board of Adjustment, in Borough Hall, was called to order at 7:30 by Chairman Caminiti.

PLEDGE

Led by Mr. Putrino

ROLL CALL

Present: Mrs. Gunderson, Messrs. Putrino, Cirillo, Lagana, McKenna, Ricchiuti, Caminiti, DiNapoli
Absent: Messrs. Ricchiuti, Sheikh
Also present: Frank Ciambone, Esquire
Valerie Frazita, Secretary
Beth Calderone, Court Reporter
Peter Ten Kate, Engineer
Mark Elliott, Planner

The Chairman announced that, in accordance with the Open Public Meetings Act, adequate notice of this meeting was given as follows:

Notice specifying time and place transmitted to the Record and Ridgewood News
Copy of notice posted on the public announcement bulletin board
Copy of same submitted to the Borough Clerk's office

PUBLIC HEARINGS: Commercial

Docket No. 7106

GS Portfolio Holdings
Paramus Park

Stew Leonard and movie theater.

Continued from December 7, 2017.

Stuart Liebman, Esquire, representing applicant.

Mr. Liebman advised Board that had slightly revised plan – increased FAR on first floor and outdoor storage. A-5 (11 x 17 brochure) Received reports today from OEM and engineer – looked at briefly. Require Use variance for outdoor storage, signs, silo and wall at East being 14 feet high – feel fence and wall ordinance pertains to residential, but decision up to Board.

Jerry Phillips, architect. A-5 (11x 17 booklet) Described existing building, 150,000 SF, concrete exterior, entrances all four sides – splitting into two tenants – Stew Leonard on lower level will have one main entrance on Route 17 side, secondary into Mall – will cap off existing entrance. Upper level will have office for SL (29,000 SF) - remainder for theater – patio on East side with egress for food and beverage- 30 auditoriums - West is main entrance.

Mr. Phillips discussed requested sign variances – SL has 3 wall signs which measure larger because of script letters - boy and cow window sign is LED, 250 SF on second floor over entrance – discussed screen wall with plantings – color within code.

Mr. Lagana said that rear parking lot was problematic – need to enhance lot by truck area

Mr. Putrino question boy and cow and colors.

Mr. Cirillo questioned patio area and whether food was served or brought in.

In reply to Mr. Ten Kate, witness said that sign colors have not been determined a yet.

Patrick Dentato, Chief Financial Officer. Advised family owned and operated since 1969 – one-half billion dollar business – own 6 food stores and 10 wine stores - have costumed characters and animated exhibitions – prepare and produce products on site – active in community – 300 team members – moving wine store to this site.

Raymond Sullivan, architect. Stated worked with SL for 30 years – designed floor plan – theme is “fresh from the farm produce” - entrance on West side – retail 50% of area, prep is 23% - explained areas of floor plan – also have food court – met with Fire – have seating area by Mall entrance, sitting 50-60. A-6 (interior photo) Ceiling have exposed pipes, etc. – wood grain finishes – lot of animation in interior – various characters throughout store.

In reply to Mr. Caminiti’s concern with doorway to Mall, witness said is breakaway – will think through – would like to have open.

In reply to Mr. Putrino, Mr. Sullivan said that 60-70 seating area will be gated.

Mr. Cirillo and Mrs. Gunderson questioned drinking wine in area and how would be policed.

Douglas Hempstead, VP Property Development. Store open 8-10:00, seven days – 300-350 employees – 60 full, 40 part time – bakers start about 4:00 a.m. – 50-60 employees lunch peak time – 100 peak time Saturday. Have designated employee parking, probably near rear loading docks – have seasonal sales – is “limited item” store – will have seasonal outdoor item like pumpkins, wreaths, etc. - very little outside in winter.

Mr. Hempstead continued that outdoor area will have tent to shield cash register and cashiers, whole area not covered – tents usually white – only put up for season in lot to sell Christmas trees, garden items, pumpkins, etc. – outdoor seasonal 3 times a year, Christmas time, after Labor Day to October and Spring. Boy and cow on bags, etc. – colors green, white orange, yellow. Cart corrals in three locations, standard cart – silo part of image since 1969 – want image seen from Parkway – silo not bright fire engine red.

Mr. Caminiti questioned why silos on both sides of building and why not closer to building. Mr. Ten Kate also felt silo should be attached to building and questioned if it had lighting.

In reply to Mr. Elliott, witness said can put up bollards for shopping carts.

Mr. Putrino questioned Sunday closing and Mall entrance.

Bruce Kennedy, VP of Support Operations. Stated that 6-2:00 receiving hours – larger trucks scheduled – walk into Receiving, meet clerk, are assigned door – small ramp is for UPS, bread, etc. – 10 semi-trucks on a daily basis – no idling – drivers are employees – top of the line trucks – will have employees park in that area – 8-14 security employees trained in CPR, first aid, etc. – 100 cameras in and out – will have camera in sitting area – 24 hour security.

In reply to Mr. DiNapoli, Mr. Kennedy said that have two bailers – recycle 40,000 pallets. Have delivery 7 days a week, average delivery 3-4 pallets.

Minnie Adams, General Manager Paramus Park. Stated do not have a movie theater operator as yet – 1500 seats – open 9:00 to midnight – 75-80 employees, 25-30 at any one time – 7:00-9:00 peak time – food reheated in kitchen area – alcohol will be served – deliveries by truck 8:00-11:00 a.m. – have compactor – feel signs necessary – theater personnel will handle security.

Mr. McKenna questioned if could be just movie theater without liquor.

APPLICATION CONTINUED TO MAY 10 AND MAY 24, 2018.

NEW BUSINESS: Resolutions

Docket No. 5681-BB – UE East LLC

Motion by Lagana, seconded by McKenna, to approve

FOR: Cirillo, Lagana, McKenna, Gunderson, DiNapoli

OPPOSED: None

MOTION CARRIED.

Docket No. 5681-MP – UE Bergen Mall

Motion by Gunderson, seconded by Cirillo

FOR: Cirillo, Lagana, McKenna, Gunderson, DiNapoli

OPPOSED: None

MOTION CARRIED.

NEW BUSINESS: Minutes

Motion by Gunderson, seconded by Lagana, to approve February 22, 2018, minutes

FOR: Cirillo, Lagana, McKenna, Gunderson, DiNapoli

OPPOSED: None

MOTION CARRIED.

ADJOURNMENT

There being no further business to come before the Board, it was moved by Mrs. Gunderson, seconded by Mr. Lagana, that the meeting stand adjourned. Meeting adjourned 11:00.

Respectfully submitted

Valerie Frazita, Board Secretary