

Paramus Planning Board Meeting
Thursday, March 16th, 2023

Chairman Conte at 7:05PM in the Council Chambers, called a regular meeting of the Paramus Planning Board in the Borough Hall on Thursday, March 16th, 2023.

Pledge of Allegiance

Mr. Hook

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

D. Niland
C. Leo
K. Hook
Chairman Conte
F. Capolupo
Councilman Kaiser

Absent

P. Caminiti
A. Feorenzo
Mayor DiPiazza
J. Vergona
R. Voorhis
C. Philibosian

Also Present

Susan Bischoff CCR Court Reporter
Daniel Hauben, PP, AICP DMR Architect, Planner
Eileen Boland, P.E. Boswell McClave Engineering, Acting Board Engineer
John Dunlea, P.E. Neglia Engineering Group, Board Engineer
Matthew E. Gilson, Esq. Weiner Law Group, LLP., Planning Board Attorney

Resolution Voting:

Vote to approve **Resolution #23-08, Amit Krishnatry, 158 Summit Drive, Major Soil Movement Application.** Motion to grant request by Mr. Hook, 2nd by Mr. Niland.

<u>In favor</u>	<u>Opposed</u>	<u>Abstained</u>
4	0	0

Hearing:

Applicant: Shamrock Creek Redevelopment Urban Renewal, LLC.
1-5 Soldier Hill Road
Block 7706, Lot 1.01
Signage

Attorney: Louis Kaufman, Esq.
241 Hudson Street
Hackensack, NJ 07601
201-488-4455

Discussion:

Applicant Attorney, Mr. Louis Kaufman describes this signage application for the Shamrock Creek property. Mr. Kaufman states that the development would like to erect a monument sign so that visitors to the site can visibly see the entrance. The applicant is requesting variances for monument signs not permitted in RML zones and one for the size of the sign. The applicant and it's professional, met with the Sign Committee of the Planning Board for a virtual meeting. The Sign Committee was agreeable to the purpose of the sign and size. The sign will have lanterns on the side. The Board requested for the lighting to be turned off at 11:00pm. Board member, Mr. Niland asks the applicant is aware of the 6-month review lighting review. Mr. Kaufman advises yes, the will agree to the 6-month review for lighting.

Voting:

Motion to approve **Shamrock Creek Redevelopment Urban Renewal, LLC.,** requested by Mr. Hook, 2nd by Mr. Capolupo.

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

Hearing:

Applicant: UE Bergen East, LLC.
Bergen Town Center-Eastside

**Block 803, Lot 2
Preliminary & Final Major Site Plan
Conditional Use Approval/Variance Approval
Major Soil Movement
Mixed Use Multifamily & Retail Building**

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

Discussion:

Applicant Attorney, Mr. James Delia describes this application for the Bergen Town Center east lot property proposing two mixed use multifamily and retail buildings. This application is in an HCC zone. The applicant proposes two buildings, now being referenced Building A & Building B. The development will have recreation, shopping and living all in one area. Mr. Delia introduces Mr. Dave Minno, Architect for the applicant. Mr. Minno describes the mixed-use buildings creating a type of downtown area. This development was designed as a pedestrian oriented development, where you can live, work and play. The applicant proposes to have parking garages for each building. Mr. Delia shares exhibit A-1, 26-page Bergen Town Presentation of Building A. This exhibit shows Building A, the bridge to the property, which will be now known as Bridge Street, and the gap between both buildings. Mr. Minno notes that the town of Maywood is directly to the south. Bridge Street is a bridge from the Bergen Town Center to the property is not a public street. Building A and building B will offer 28 retail spaces combined. Both buildings will have center courtyards and the buildings will include game rooms, pools, club rooms and coworking spaces. They will also offer a fitness space. Building A will offer a dog park with a pet size limit. They will also offer grilling areas, and fire pits, which will have shut down times. Deliveries for building A will have move ins and schedule events by appointments. Building B will have a loading space and offer 68 affordable housing units. Some units will be marketed with a den space. The den space will have no closets and no windows. The applicant will also monitor this den not being used as a bedroom by wording in the lease. The parking will be individually assigned. The development will offer bike storage in both buildings. Mr. Minno addresses some concerns from the Board Engineer, Mr. TenKate. Mr. Michael Lawson, Principal of the applicant met with the Fire Chief and both buildings will be fully equipped with sprinklers. Board member, Mr. Niland asks if the retail spaces will be offering food? Mr. Minno states that

knowledge of the tenants of the retail spaces are not know at this time. Mr. Niland asks, is the dog walking area fenced in? Yes, it is. Mr. Niland asks if the bike storage will it exclude electric bikes. Mr. Minno states that they will allow electric bikes. Mr. Daniel Hauben, Board Planner asks if all of the unit parking will be assigned in their respective buildings? Yes. Will the retail spaces have small scale delivery? Yes, small box truck deliveries. Mr. Hauben state that he shares the concern of the electric bikes in the bike storage area being a fire concern. Chairman Conte agrees. Mr. Hauben state that the applicant is asking for a variance for dead end parking in the parking garage. Mr. Hauben states that he would like to see that there is more of the ability for vehicles to move or turn around. Maywood resident, Richard Marione, 49 Cedar Ave, asks what percentage of the units are one- or two-bedroom units? Mr. Minno states that 7 studios, and 2-3 bedrooms make up 62 % of the development. Maywood resident, Mr. Alex Bushong, 61 Locust Drive, inquires as to how the height of the building was calculated? Chairman Conte states that the applicant Engineer, Mr. Dan LaMothe will be able to answer that question when he testifies. Maywood resident, Ms. Nancy Foelsch, 95 Locust Drive, asks about how much of the buffer is going to be removed? Applicant Engineer, Mr. Delia states that is an engineering question, which can be answered by the applicant Engineer when he testifies. Ms. Foelsch inquires as to how many windows are facing Lowes? Maywood resident, Mr. Brown, 41 Stelling Avenue ask why the rendering being shared tonight was not part of the application submitted to the Planning Board? Mr. Delia states that this rendering is for the purpose of the hearing discussion. Mr. Brown asks if any units have balconies? Yes and all balconies will face the inside courtyard of the buildings. Also, Mr. Brown asks how many windows on facing Lowes? The applicant will count and get back to the Board and public with the number. Mr. Michael Wirth, 223 Bogert Place, Paramus asks how many apartments in Building A? Mr. Minno, the total 182. Maywood resident and Councilperson Ms. Jacquie Flynn, 47 Orchard Place inquires as to the garbage area and the loading area and how close they are to the residents at Locust Avenue? Mr. Minno states approximately 120 feet. Ms. Flynn asks if the fence for the buffer area is going to stay? Mr. Minno states yes, the fence will stay and that the applicant plans on having more landscaping in that area. Ms. Flynn states that she is concerned that area will become a dog walking area. Maywood resident, Ms. Cynthia Sansone, 222 West Spring Valley Avenue, asks about pedestrian connection walk and the impact as to Shepard Avenue residents? Ms. Sansone asks about the egress of the parking garage and the impact? Maywood resident, Mr. Joseph Camisa, 105 Locust Drive asks does the dwelling unit density include the east side lot? Mr. Minno states that yes. Mr. Camisa asks does it include the Lowe's parking lot. Mr. Minno states no. Mr. Delia introduces the applicant Engineer, Mr. Daniel LaMothe, who

describes this application which will take a parking area and reduces the impervious coverage. The buffer to the Borough of Maywood residents and the existing curb line will remain. Mr. LaMothe shares that the drainage for the property will improve because of the reduction of imperious coverage. A major Soil Movement is part of this application. The applicant will export soil. The applicant will be relocating the sewer lines. The plans include a proposed crosswalk to Shop Rite.

Review

Mayor and Council Ordinance Proposed:

2023-15 An Ordinance Repealing and Amending Several Sections of Ordinance 429 Titled “Zoning” and Adding a New Article XXXIV to be Titled “Electric Vehicle Supply/Service Equipment Requirements”

Review:

Mayor and Council requested the Planning Board to review repealing and amending several sections of Ordinance 429, titled “Zoning” and adding a new article XXXIV to be titled “Electric Vehicle Supply/Service Equipment Requirements”. The Board agrees with the repealing and amending of the ordinance. Board member, Mr. Niland recommended a sign regarding towing vehicles. The Planning Board Attorney, Mr. Matthew E. Gilson, will draft a letter to Mayor and Council with the Board’s agreement and suggestion.

Voting:

Motion to send a **Report of the Board’s Review and Recommendations of Proposed Mayor and Council Ordinance # 2023-15**, requested by Council Kaiser, 2nd by Chairman Conte.

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

Voting:

Approve **Vouchers to be Paid**. Motion to approve request by Chairman Conte, 2nd by Councilman Kaiser.

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

Voting:

Approve Minutes from **March 2nd, 2023** Meeting. Motion to grant request

by Councilman Kaiser, 2nd by Mr. Niland.

In favor

6

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

Daniel Hauben, PP AICP
DMR Architects
777 Terrace Avenue, 6th 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