

**Paramus Planning Board Meeting**  
**Thursday, May 4, 2023**

Chairman Conte at 7:00PM in the Council Chambers, called a regular meeting of the Paramus Planning Board in the Borough Hall on Thursday, May 4th, 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. Field

C. Leo

K. Hook

Chairman Conte

A. Feorenzo

F. Capolupo

Councilman Kaiser

R. Voorhis

C. Philibosian

**Absent**

D. Niland

Mayor DiPiazza

J. Vergona

**Also Present**

Daniel Hauben, PP, AICP DMR Architect, Planner

Pete 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

Beth Calderone, CCR                  Court Reporter

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**Resolution Voting:**

Vote to approve **Resolution #23-12, T-Mobile Northeast, LLC.** Motion to grant request by Councilman Kaiser, 2<sup>nd</sup> by Mr. Hook.

In favor  
7

Opposed  
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Abstained  
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**Hearing:**

**Applicant: Selman Properties, L.P. & Cherst Enterprises, Inc.**  
**670 Route 17N**  
**Block 6103, Lot 1**  
**Preliminary & Final Major Site Plan & Variance**  
**Medical Cannabis Retail**  
**(Carried from our 4.20.23 Meeting)**

**Attorney: Jason Tuvel**  
**Prime & Tuvel**  
**1 University Plaza Drive # 500**  
**Hackensack, NJ 07601**  
**201-883-1010**

**Discussion:**

Applicant Attorney, Jason Tuvel appears before the Board to conclude with this application which was carried from our last meeting, 4.20.23 for retail medical cannabis. Mr. Tuvel states that this is a permitted use and the application does not have any variances or waivers. Board Attorney, Mr. Gilson reads a letter from the Borough Attorney, Mr. Brian Giblin, on behalf of Mayor and Council directing the Board that Mayor and Council has not acted on a Resolution of support and therefore directed the Board that they should continue with a vote on this application. The letter continues to advise the Board that the lack of a resolution of support, should not be a basis of denial on behalf of the Board. Mr. Tuvel states that this is a conforming Site Plan with reasonable conditions. Board Attorney, Mr. Gilson states that if this applicant is approved, they agree to comply with every governmental agency. Vice-Chairman Feorenzo states that a condition of approval will be that this is use is for medical cannabis only and that he is not in favor of the curb side service. Councilman Kaiser states that the Borough Police were not aware of the curb side service when they reviewed the site plan.

*(7:05pm Board Member, Mr. Vergona arrives.)*

**Voting:**

Motion to approve **Selman Properties, L.P. & Cherst Enterprises, Inc.**, requested by Chairman Conte, 2<sup>nd</sup> by Vice-Chairman Feorenzo.

In favor  
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Opposed  
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Abstained  
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**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**  
**(Carried from our 3.16.23, and 4.6.23 Meetings)**

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

**Discussion:**

Applicant Attorney, James Delia continues with application for two Mixed Use Multifamily & Retail buildings. Mr. Delia states that he had to postpone continuing to hear this application at the Board's last meeting, 4.20.23 because he wanted to meet with the residents of Maywood and their local municipality leaders. This property butts up against Maywood. Mr. Delia provides the Board and its professionals a list of Conditions of Approval which the applicant agrees to. Mr. Delia introduces his next witness, Ms. Kate Reis, Landscape Architect. Ms. Reis shares Exhibit A-8, a rendering pertaining to the landscaping for the internal courtyards. The concept for the courtyards is to mimic European court living. Ms. Reis continues by describing the buffer to the Maywood residents. As part of the list of conditions that the applicant will agree to if this application is approved, the applicant will submit a detail planting schedule along with a maintenance schedule of the proposed plantings. The buffer will have a board on board fence installed with new 8-10ft evergreens lining the fence. The plantings will be layered by different height plantings. The goal of the layered planting is to create a forest like atmosphere with the planting of low non-mowing grass. Chairman Conte wanted to thank the residents and Mayor of Maywood for working hard with the applicant in

coming together on their suggestions. Maywood resident Ms. Camisa would like to make sure that the agreement of terms of conditions are a binding agreement. Mr. Delia will be depositing a maintenance bond with the Borough of Maywood. Mr. Delia introduces Joseph Burgess, the applicant Planner. Mr. Burgess states that this proposed development is in the HCC zone, where multi-family development is a conditional use. This application has a max density of 24 units to an acre which is less than permitted by code. The application does improve the circulation and will offer 68 affordable housing units. Maywood resident, Nancy Foelsch, 95 Locust Drive, asks if the residents of this development will have a key fob for entry into the parking garages. Yes, they will. Maywood resident, Alex Bushong, 61 Locust Drive reads a letter from his wife, who could not attend tonight's meeting. Mrs. Bushong expressed how this development will change her family's quality of life. The development backs up to her backyard, where her daughter plays. She also expresses concern about the months of construction noise. Board Attorney, Mr. Gilson states that he submits into record, Exhibit A-9, the list of Conditions of Approval. Mr. Gilson states that he will copy and paste this document into the applicant's resolution, should this application be approved. Board Engineer, Mr. TenKate suggest that the Borough of Maywood agreement be part of the resolution.

**Voting:**

Motion to approve **UE Bergen East, LLC.**, requested by Vice-Chairman Feorenzo, 2<sup>nd</sup> by Mr. Hook.

<u>In favor</u>	<u>Opposed</u>	<u>Abstained</u>
9	0	0

**Hearing:**

**Applicant: Nexus 17 Real Estate, LLC.**  
**46 E. Midland Avenue & 461 From Road**  
**Block 5303, Lot 6**  
**Block 5304, Lot 3**  
**Minor Site Plan, Signage**

**Attorney: Gregory Meese**  
**Price, Meese, Shulman & D'Arminio, P.C.**  
**50 Tice Blvd. # 380**  
**Woodcliff Lake, NJ 07677**  
**201-391-3737**

**Discussion:**

Applicant Attorney, Mr. Gregory Meese describes this application for signage and minor Site Plan pertaining to a medical tenant, the Hospital for Special Surgery. The purpose of the signage is to direct the hospital's patients to the entrance. As part of this application, the applicant will restripe some of the parking area. Mr. Meese states that the applicant and its professionals attended the Planning Board's virtual Sign Committee Meeting pertaining to their proposed signage. The Sign Committee agreed with the proposed changes to the signage. The proposed changes include ADA spaces for drop off at the entrance. The property will lose two spaces for these additional ADA spaces. The applicant will install a blue canopy with lights underneath at the entrance for better visibility as to the entrance. The applicant will be screening for the pad for an additional cooling unit required for the radiology equipment. This cooling unit is at the rear of the building. There is also a vent for gas from the MRI in cases of emergency overflow. Two trees will be removed from the front and the applicant will work with Shade Tree as to the removal. Board Engineer, Mr. Dunlea asks about the proposed ivy screening for the fence of the cooling unit, to make sure that the ivy is maintained? Mr. Meese states that the landlord/tenant agreement has a full-time landscaper. Mr. Meese introduces Ms. Melissa Kiefer, Vice President Project Manager describes what procedures the hospital will be offering to their patients at this location. They will offer outpatient services, with no overnight stays, no Sunday appointments and no emergency services. Applicant Planner, Mr. Paul Grygiel describes the positive criteria for the signage and other site improvements. Mr. Grygiel states that the signage proposed is not for advertising the hospital, but are for way finding and for better flow to the site.

**Voting:**

Motion to approve **Nexus 17 Real Estate, LLC.** requested by Councilman Kaiser, 2<sup>nd</sup> by Vice-Chairman Feorenzo.

<u>In favor</u>	<u>Opposed</u>	<u>Abstained</u>
9	0	0

**Voting:**

Approve **Vouchers to be Paid.** Motion to approve request by Chairman Conte, 2<sup>nd</sup> by Councilman Kasier.

<u>In favor</u>	<u>Opposed</u>	<u>Abstained</u>
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**Voting:**

Approve Minutes from **April 20<sup>th</sup>, 2023** Meeting. Motion to grant request by Chairman Conte, 2<sup>nd</sup> by Councilman Kasier.

In favor

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Opposed

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Abstained

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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, 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