

Paramus Planning Board Virtual/Teleconference
Regular Meeting
Thursday, May 6, 2021

Chairman Caminiti at 7:00 PM in called a virtual/teleconference regular meeting of the Paramus Planning Board on Thursday, May 6, 2021.

Pledge of Allegiance

Mr. Conte

Statement of Notification

Chairman Caminiti 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

P. Caminiti
K. Hook
R. Conte
A. Les
A. Scrivanich

Absent

P. Verile
W.S. Clark
D. Niland
N. Matahen
M. Blitzstein

Also Present

Maryellen Parente	Planning Board Secretary
Susan Bischoff, CCR	Court Reporter
Fran Reiner, PP, LLA	DMR Architect, Planner
Pete TenKate, PE	Boswell McClave Engineering, Board Engineer
Stephen Pellino, Esq.	Basile, Birchwale & Pellino, LLP., Board Attorney

Resolution Voting:

Vote to approve Resolution **2021-05, SW Archery Academy, LLC.**, motion to grant request by Chairman Caminiti, 2nd by Mr. Scrivanich.

In favor
5

Opposed
0

Abstained
0

Resolution Voting:

Vote to approve Resolution **2021-06, Electrify America, LLC.**, motion to grant request by Chairman Caminiti, 2nd by Mr. Scrivanich.

In favor
5

Opposed
0

Abstained
0

Resolution Voting:

Vote to approve Resolution **2021-07, 650 From Road, LLC.**, motion to grant request by Chairman Caminiti, 2nd by Mr. Les.

In favor
5

Opposed
0

Abstained
0

Hearing:

Applicant: RTE 4, LLC.
W.162 Route 4 East
Block 103, Lot 3
Site Plan Approval
Signage
Major Soil Movement

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

Discussion:

Board Chairman, Mr. Caminiti advises that this applicant has an opposing Attorney, and would like to discuss the opposing attorney's letter to the Board before hearing this applicant. Mr. David Mayland, Esq. introduces himself as representing PPLC who owns Wendy's and the Popeye's on Route 4. Mr. Mayland introduces exhibit 01, his letter to the Board advising that this application should not be heard because the notice was not done correctly as it did not include a notice for the lot frontage. Board Attorney, Mr. Pellino advises that the notice is sufficient because the Borough of Paramus in its ordinance does not require notice for lot frontage. The applicant Attorney, Mr. Liebman in addition did notice for relief from any and all variances that are required for this application. Mr. Pellino advised the Board that they can hear this application. Mr. Liebman

introduces the applicant Engineer, Mr. Lapatka. Mr. Lapatka describes the site plan while using exhibit A-1, Site Plan. The property will have 41 parking spots where 38 are required. The Popeye's proposed will also have a drive thru which includes a pass lane. There will be two ordering stations (drive thru menu boards and lanes) that go into one pick up window. The Site Plan also have ADA parking with a stripped crosswalk to the entrance. There will be no outdoor dining. Pertaining to the Major Soil Movement, the site will be removing 421 cubic yards of soil. Mr. Mayland asks if the menu boards are part of the signage application. Chairman Caminiti advises that in the Borough of Paramus, menu boards are not considered signage. Mr. Liebman introduces Erik Liepens, Architect for the applicant. He describes the signage for this applicant, for 4 signs, 2 of which are wall signs that they are seeking a variance relief for. Mr. Liepens advises that he and his client met with the Sign Committee and complied with all the requests of the Sign Committee. The free-standing sign conforms. All mechanicals are on the roof and screened in. Mr. Gary Dean, Traffic Expert appears next describing how the design of this property will allow for 15-18 vehicles to be cued into the drive thru. Mr. Dean also describes that the restaurant will have one tracker trailer per week at non busy hours that will park in the parking lot and unload to the restaurant. In addition there will be a box truck 3 times per week. Mr. Mayland asks the witness if there was a fire and emergency vehicles needed to be on the lot, how will the site have room if they have 15-18 vehicles possibility blocking access to the lot? Mr. Dean explains that if there is an emergency that requires the Fire Department, he feels that the patrons would leave the site.

(This application has been carried to our May 18th, 2021 virtual meeting, which was cancelled due to the Board not having a quorum. It has been now been carried to our June 17th, 2021 virtual meeting.)

Voting:

Approve Vouchers to be Paid. Motion to approve requested by Chairman Caminiti, 2nd by Mr. Scrivanich.

In favor
5

Opposed
0

Abstained
0

Voting:

Adopt minutes from April 15, 2021 Meeting. Motion to grant requested by Chairman Caminiti, 2nd by Mr. Conte.

In favor

Opposed

Abstained

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