

Paramus Planning Board Meeting
Thursday, May 18th, 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 18th, 2023.

Pledge of Allegiance

Mr. Niland

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
A. Feorenzo
F. Capolupo
Councilman Kaiser
J. Vergona
C. Philibosian

Absent

C. Field
Mayor DiPiazza
R. Voorhis

Also Present

Daniel Hauben, PP, AICP DMR Architect, Planner
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

Resolution Voting:

Vote to approve **Resolution #23-13, Macy's Garden State-Signage.** Motion

to grant request by Chairman Conte, 2nd by Vice-Chairman Feorenzo.

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

Resolution Voting:

Vote to approve **Resolution #23-14, Nancy Gergis 197 Alpine Drive, Major Soil Movement.** Motion to grant request by Chairman Conte, 2nd by Vice-Chairman Feorenzo.

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

Hearing:

**Applicant: R & S Hummus, LLC./Alan Rahme
Hummus Republic
65 E. Ridgewood Avenue
Block 6910, Lot 30
Minor Site Plan**

**Attorney: Lorraine M. Medeiros, Esq.
Law Offices of Lorraine M. Medeiros, Esq.
56 Ferry Street # 1
Newark, NJ 07105
973-589-1785**

Discussion:

Applicant Attorney, Ms. Lorraine M. Medeiros describes this application for a Hummus Republic franchise restaurant at the shopping plaza on East Ridgewood Avenue. The prior use of this store was a hair salon. There will be no change as to the roof top equipment, the trash will be located at the back of the property. The applicant Attorney mentions that 60% of the business are online orders. Chairman Conte asks if there are other locations. There are some in NJ, the closest is New Brunswick. Board Engineer, Mr. Dunlea asks where will the business' deliveries be unloaded? Applicant, Mr. Rahme answers via a box truck at the rear door. Board Planner, Mr. Hauben asks if there will be any reserved parking spaces for online pick-ups? No reserved parking spots. Ms. Medeiros introduces, Mr. Matthew Seckler, applicant Traffic Engineer. Mr. Seckler is testifying as to a Parking Study that was done by Marc S. Leber from East Point Engineering. The reason why this applicant had to come before the Planning Board was generated by a resolution that if any restaurant came into the

shopping plaza, they would have to be approved by the Board. Mr. Seckler states that a new restaurant, Paris Baguette was approved by this Board. Mr. Seckler states that this use is similar to that application. The peak use of the establishment is mid-day. Eight parking spaces are required for this applicant. This shopping plaza has different uses, not peaking at the same time. There are 2 ADA parking spots at the western parking lot. Mr. Seckler states that the property has sufficient parking for this use. The parking study found that on a Tuesday mid-day there were 89 spaces available. The peak hours for this use are lunch time and dinner time. This applicant will be closing at 8:30pm. Board member, Mr. Niland inquires as to how many employees? 3 employees at peak. Any signage would comply to Borough Code. Board Engineer, Mr. Dunlea states that a grease trap should be installed. Board Planner, Mr. Hauben states that the parking variance that is required is part of the property being non-conforming. Ms. Medeiros introduces Mr. Monsad Elewa, Project Manager for the applicant. Mr. Elewa will testify as to the architectural plans. Board Attorney, Mr. Gilson states that he cannot qualify this witness as an expert, but for the purpose of explaining the plans, the witness can testify. Mr. Elewa explains that there are only interior renovations. Ms. Medeiros shares exhibit A-1, interior renovations. Chairman Conte asks about the kitchen, is there a prep area? Yes, Mr. Elewa states that the concept of the kitchen is similar to Chipotle. Board Planner, Mr. Hauben would like to make sure that the applicant will have exhaust make up fan. Applicant states that they will.

Voting:

Motion to approve **R & S Hummus, LLC./Alan Rahme/Hummus Republic**, requested by Vice-Chairman Feorenzo, 2nd by Councilman Kaiser.

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

Hearing:

Applicant: 70-72 Route 17N, LLC.
68 Route 17N
Block 1208, Lot 14
Minor Site Plan, Variance, Minor Soil Movement, Signage

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

Discussion:

Applicant Attorney, James Delia describes this application for a monument sign on an island in the rear of the parking lot of this property. The sign meets requirements; however, the applicant needs a variance for the location. The applicant met with the Sign Committee of the Planning Board and upon doing so, eliminated one variance that the applicant was asking for, for a wall sign. Applicant Engineer, Mr. Daniel LaMothe, describes exhibit A-1, revised plans. There will be no changes to the property. The applicant proposed 2 signs. Exhibit A-2, architectural plans of the sign which will display the doctors that occupy the building. Board Engineer, Mr. Dunlea asked will the sign be externally illuminated? No, only internally. Board Planner, Mr. Hauben asks if the applicant knows who the 2nd tenant of the building will be? The applicant does not know.

Voting:

Motion to approve **70-72 Route 17N, LLC.**, requested by Mr. Niland, 2nd by Councilman Kaiser.

In favor
9

Opposed
0

Abstained
0

Voting:

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

In favor
9

Opposed
0

Abstained
0

Voting:

Approve Minutes from **May 4th, 2023** Meeting. Motion to grant request by Vice-Chairman Feorenzo, 2nd by Chairman Conte.

In favor
9

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