

Paramus Planning Board Meeting
Thursday, June 1st, 2023

Chairman Conte at 7:04PM in the Council Chambers, called a regular meeting of the Paramus Planning Board in the Borough Hall on Thursday, June 1, 2023.

Pledge of Allegiance

Mr. Field

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. Leo
C. Field
K. Hook
Chairman Conte
A. Feorenzo
F. Capolupo
C. Philibosian

Absent

D. Niland
Mayor DiPiazza
Councilman Kaiser
J. Vergona
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 #23-15, Nexus 17 Real Estate, LLC.** Motion to grant request by Chairman Conte, 2nd by Mr. Field.

In favor
6

Opposed
0

Abstained
0

Resolution Voting:

Vote to approve **Resolution #23-16, Selman Properties, L.P. & Cherst Enterprises, Inc.** Motion to grant request by Chairman Conte, 2nd by Mr. Hook.

In favor
6

Opposed
0

Abstained
0

Hearing:

**Applicant: 377 Valley View, LLC.
Monhrn Khnthn
377 Valley View
Block 4414, Lot 3
Major Soil Movement**

**Presenter: Mr. Thomas Stearns, P.E.
GB Engineering, LLC.
144 Jewell Street
Garfield, NJ 07026
973-340-0948**

Discussion:

Applicant Engineer, Mr. Thomas Stearns, P.E. describes this Major Soil Movement Permit for a brand-new single-family house. The property has several areas that the grading changes and it is an odd shaped lot. The applicant will be constructing retaining walls and will include drainage with two seepage pits. The applicant will submit drainage calculations to the Borough Engineer. The applicant is building a 3200 sq. ft. conforming single-family house. Bergen County Soil has approved a permit for this project. Chairman Conte asks if the neighbors have any issues with the retaining wall? Mr. Stearns states that the neighbor next door has a wall and the applicant's property is lower. Mr. Mathin Massour, the builder testifies as to the transportation of the soil and tracking.

Voting:

Motion to approve **377 Valley View, LLC./Monhrn Khnthn for a Major Soil Movement Permit**, requested by Vice-Chairman Feorenzo, 2nd by Mr. Hook.

In favor
7

Opposed
0

Abstained
0

Hearing:

**Applicant: Paramus Southbound, LLC. & Paramus Investors II, LLC.
299 Route 17S
Block 3102, Lot 4.03
Preliminary & Final Site Plan, Variance Approval
Major Soil Movement
Self-Storage Facility**

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

Discussion:

Applicant Attorney, Andrew Kohut describes this application for a self-storage facility on the property next to the PGA store. Mr. Kohut reminds the Board that the Borough's Mayor and Council approved resolution # 23-07 pertaining to self-storage facilities in the Borough and conditional uses. This property has been before the Board two other times, in 2017, the Board approved a mixed-use Commercial building and in 2019, the Board approved a subdivision. The approval of the subdivision allows the individual properties the right to shared parking, and the egress and ingress on the property. Essentially all three lots, still working as one. Mr. Kohut introduces Kevin Bulgar, Program Director for the applicant. This facility will be a multi-level building with an entrance in the front and the rear with a separate loading area. This facility is not designed for tractor trailer drop offs. 86% of the storage units are 10 x 10 or smaller. The hours of operation are 9am-10pm, with employees on duty from 9am-6pm. The patrons will have a key card for entry only to the level where their unit is on. The facility has security cameras with remote access. Garbage for the property will only be for the office. There will be no sales of boxes or packaging materials on Sunday. After 10 pm, there will be no access to the storage units. The facility will have 721 units, with the largest of being 10 x 25. There will be 27 10 x 25 units. Board member, Mr. Philiobosian inquires if the units will have electric? No electric will be offered. Mr. Kohut introduces Perry Petrillo, the applicant architect and introduces exhibit A-1, a view of current conditions, NE and exhibit A-2, the current SE view. Mr.

Petrillo shows the materials that will be used on the exterior of this building. The building was designed with a lot of glass, which will help with natural lighting into the interior. Exhibit A-3 was shared, showing how the glass, aluminum and the bump out designs make the building interesting. Currently, there is no third-party storage company that has purchased the building. The height of the building is 36ft at the parapet. The hvac mechanicals will be on the roof and will be screened by the parapet in addition to some screening. On the southside, there will be a key code entrance only. Customers of this facility are residential users, not large retail use. The applicant does not plan on solar panels on the roof at this time, however, the roof will be solar ready. No green roof is planned at this time. Any signage will comply to Borough Code. Mr. Bulgar states that the applicant does not have a self-storage chain that will own this building, therefore there might be slight changes as the # units and the exterior facade. But the applicant states that the footprint proposed will not change. Mr. Kohut introduces Mr. Freud, applicant Engineer who describes exhibit A-3, a map of the property. Mr. Freud states that part of the property is in a flood zone and the applicant completed a DEP Flood Hazzard Permit. The Major Soil Movement permit that the applicant is requesting from the Board is for the purpose of leveling the grade of the property for the pad of the building. Exhibit A-4, Site Plan rendering was shared, showing the proposed three-story building, which is 89,000 sq. ft. The applicant will have two ADA parking spaces and will not be adding any electric vehicle parking. There is a NJ State standard with proposed new improvements in parking which requires the developer to add electric parking spaces. Since the applicant is not proposing new improvements pertaining to parking, the applicant is not required to add electric vehicle parking. Pedestrians can access the building via a sidewalk around the building. Snow removal would be placed at the south end of the property, where there is plenty of space. This proposed development will reduce the impervious coverage for the property which will help with the stormwater management. The applicant will also plant 200 shubs and 300 plant materials. The applicant will also be adding parking islands in the parking lot. Vice-Chairman Mr. Feorenzo asks does the applicant intend to add parking bumpers? Mr. Freud states no. Because Sprout Brook is right at the edge of the property, the applicant is not planning on adding the bumpers. The applicant feels that the parking bumpers inhibit the flow of water that comes off the property into the Sprout Brook. Board Engineer, Mr. Dunlea does not agree regarding the adding of electric vehicle spaces. Mr. Dunlea feels that the applicant should be adding spaces. Board Planner, Mr. Hauben agrees. Mr. Hauben also suggest that the applicant should install wayfinding signs as to the drop off and loading areas. Mr. Dunlea would like to make sure that the applicant is repaving and restriping the full parking lot. If utilities are

needed and a trench dug, the area needs to be milled and paved. The applicant will work with the Engineer as to the milling of the parking lot. Mr. Kohut introduces Mr. Craig Peregoy, the applicant Traffic Engineer from Dynamic Traffic Engineering. Mr. Peregoy states that the self-storage buildings are low traffic generators. The DOT has issued a letter of no interest on this development. The parking requirement is compliant. Board member, Mr. Leo states that there is a large overflow of parking from the Crossroads' tenants, i.e. swim school and others. Does the applicant think that they need more spaces? Mr. Peregoy state no. He feels that the property has enough parking. Mr. Joseph Burgess, applicant Planner testifies that this an ideal location for this proposed development. The positive criteria include a public benefit. The physical features of this property do not make sense for any retail development and therefore good for this use. The applicant is asking for a wavier for the parking spaces less than 9x18. There are several parking spots facing Route 17 that don't meet this requirement because of the shape of the property.

Voting:

Motion to approve **Paramus Southbound, LLC. & Paramus Investors II, LLC.**, requested by Chairman Conte, 2nd by Vice-Chairman Feorenzo.

In favor
7

Opposed
0

Abstained
0

Voting:

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

In favor
7

Opposed
0

Abstained
0

Voting:

Approve Minutes from **May 18th, 2023** Meeting. Motion to grant request by Mr. Hook, 2nd by Chairman Conte.

In favor
7

Opposed
0

Abstained
0

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Planner

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Borough Engineer up to 2022

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Borough Engineer 2023

Neglia Engineering
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Court Reporter

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