

Paramus Planning Board Virtual/Teleconference
Regular Meeting
Thursday, June 3, 2021

Chairman Caminiti at 7:00 PM in called a virtual/teleconference regular meeting of the Paramus Planning Board on Thursday, June 3, 2021.

Pledge of Allegiance

Mr. TenKate

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
D. Niland

Absent

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

Also Present

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

Hearing:

Applicant: JoAnn Stores, LLC.
30 A&S Drive
Block 6202, Lot 3
Signage

Attorney: Michael McKeon, Esq.
Lavin Cedrone Graver Boyd & DiSipio
190 N. Independence Mall W
Suite 500
Philadelphia, PA 19106
(215) 351-1911

Discussion:

Application Attorney, Mr. Michael McKeon, Esq. describes this application for JoAnn Stores, LLC. which pertains to Signage for their Paramus store. The applicant is proposing a mural for the front of the store depicting the area. They also included new signage for the sides of the building. The applicant met with the Signage Committee and actually received some feedback that revisions were made to the front signage. Mr. McKeon introduces Mr. Richard Vollmer, Designer. Mr. Vollmer describes that JoAnn is a neighborhood store that wants to express its ties to the local community. This is the reason why they want to include a mural of the outline of this area. Ms. Nicole Sluser, Project Manager for this application testifies as to the materials that will be used in the signage.

Voting:

Motion to approve **JoAnn Stores, LLC.**, requested by Chairman Caminiti, 2nd by Mr. Scrivanich.

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

Review:

Review of Ordinance to Amend Chapter 429, Part II, Cannabis

Review of Ordinance to Amend Chapter 158, Part II, Alternative Treatment Centers

Review of Mayor and Council Resolution No. 21-05-306, Ordinance 2021-23, An Ordinance to Amend Part II, General Legislation, Chapter 429, Zoning, Article XVII, Mount Laurel Residents (RML) Zone, Subsection 429-78(A), Lot area and Bulk Requirements

The Planning Board was directed by the Mayor and Council to review the

above amendments to the ordinances. There are 6 classifications to cannabis. Cultivation, manufacturing, wholesale, distribution, retail and delivery. If the Borough, through its ordinances, does not restrict any of these classifications, then they will all be allowed. The Borough can also add any of the classifications at any time. The Borough has allowed one retail medical marijuana store. The Borough will allow delivery for medical marijuana customers.

The amendment to the ordinance pertaining to Mount Laurel is addressing a gap in zoning that was not covered by the Borough Ordinances. The limited changes are regarding frontage, set back and side yard requirements in cluster zones.

Voting:

Approve to send report back to Mayor and Council as to the recommendations from The Planning Board regarding the review of the above amendments to the ordinances. Motion to approve requested by Chairman Caminiti, 2nd by Mr. Scrivanich.

In favor
6

Opposed
0

Abstained
0

Voting:

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

In favor
6

Opposed
0

Abstained
0

Voting:

Adopt minutes from May 6,2021 Meeting. Motion to grant requested by Chairman Caminiti, 2nd by Mr. Conte.

In favor
6

Opposed
0

Abstained
0

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Planner

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Borough Engineer

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Court Reporter

C/O Beth Calderone, CCR
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