

Paramus Planning Board Meeting
Thursday, June 6, 2019

Chairman Caminiti at 7:00 PM in the Council Chambers, called a regular meeting of the Paramus Planning Board in the Borough Hall on Thursday, June 6, 2019.

Pledge of Allegiance

Pete

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

M. Blizstein
A. Scrivanich
K. Hook
W. S. Clark
R. Conte
P. Caminiti

Absent

D. Niland
A. Les
P. Verile
N. Matahan

Also Present

Maryellen Parente	Planning Board Secretary
Mary Baumann	Acting Court Reporter
Fran Reiner	DMR Architect, Acting Planner
Pete Ten Kate	Boswell McClave Engineering, Borough Engineer
Dan Lagana	Dan Lagana, Esquire

Resolution Voting:

Vote to approve Resolution 2019-017 Redevelopment Study- Nurseries. Motion to grant request by Chairman Caminiti, 2nd by Mr. Clark.

<u>In favor</u>	<u>Opposed</u>	<u>Abstained</u>
4	0	0

Vote to approve Resolution 2019-018 PAG New Jersey, JL2, LLC. Motion to grant request by Chairman Caminiti, 2nd by Mr. Hook.

<u>In favor</u>	<u>Opposed</u>	<u>Abstained</u>
4	0	0

Vote to approve Resolution 2019-019 AR Paramus Investors, LLC. Motion to grant request by Chairman Caminiti, 2nd by Mr. Scrivanich.

<u>In favor</u>	<u>Opposed</u>	<u>Abstained</u>
5	0	0

Vote to approve Resolution 2018-023 Humdingers, LLC. Motion to grant request by Chairman Caminiti, 2nd by Mr. Conte.

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

Hearings:

Applicant: Applicant: The Valley Hospital Inc.
599-611 Valley Health Plaza
1 Valley Health Plaza
120 & 140 E. Ridgewood Ave
622, 640, 650 and 670 Winters Avenue
Preliminary and final site plan; major soil movement
Block 5006, Lot 5.02
Block 6105, Lot 1 & 2
Block 6107, Lot 5 & 6
Block 6301, Lot 2 & 4
Block 6108, Lot 1
Block 6109, Lot 1

Attorney: Wells, Jaworski, & Liebmen, LLP.
Stuart Liebmen
12 Route 17 N
Paramus, NJ 07653
201-587-0888

Discussion:

(7:05 pm Board Member, Mr. Conte recused himself from this application.)
Applicant attorney, Mr. Liebmen introduces a letter to the Board marked exhibit A31, a construction schedule time line and a letter to the Fire Code Official regarding easements pertaining to the properties, marked exhibit A32. Joseph Burgis, Planner, from Burgis Associates describes that this project is in direct line with the Borough of Paramus' Master Plan, which was re-examined in 2015. Mr. Burgis further explains that the Master Plan recommended that the Borough have a health facility zone. Mr. Burgis testified that the applicant is seeking Bulk Variance, one design wavier for outdoor lighting and non-conformity variances. Mr. Burgis explains what the Hospital is requiring from the Board in terms of approvals. Several residents had concerns regarding traffic. Yette Tayumo, 2 Fielding Terr, requested to know if one can make a left out of Fielding Terr onto E. Ridgewood Avenue? Mr. TenKate advised no. Joe Salinardi, 3 Fielding Terrace, had questions about the synchronizing of the lights. Is it done by sensors? Chairman Caminiti advised residents that the applicant's Traffic Expert testified at the last two meetings the Board had for this applicant. He further explained that the applicant's Traffic Expert advised that synchronizing of the lights would help ease the traffic. Joe Salinardi asks if they performed a traffic study? Chairman Caminiti advised that they did perform a traffic study. Mr. TenKate, Borough Engineer advised that Bergen County has supervision of the synchronizing.

Voting:

Motion to move forward and grant a Soil Movement Permit. Motion to grant request by Chairman Caminiti, 2nd by Mr. Blitzstein.

<u>In favor</u>	<u>Opposed</u>	<u>Abstained</u>
5	0	0

Motion to move forward and grant a Site Work and Ground Improvement Permit. Motion to grant request by Chairman Caminiti, 2nd by Mr. Blizstein.

<u>In favor</u>	<u>Opposed</u>	<u>Abstained</u>
5	0	0

Hearings:

Applicant: Mantra 275, LLC.
275 Route 4 West
Block 109, Lot 4
Banquet Hall

Attorney: DiMaria & DiMaria
Joseph DiMaria
36 Farview Terrace
Paramus, NJ 07652
201-843-2700

Discussion:

(7:55pm Richard Conte comes back on the dais.)

The applicant's attorney, Mr. DiMaria introduces Al Lapaka, Engineer, of Lapaka Associates, who explains the site plan for the retail to restaurant conversion. This application requires no variances and will comply with all signage requests. Mr. TenKate advised that the landlord has agreed to upgrade for ADA parking and the site will lose 2-4 spaces for this upgrade. Dumpsters will be in enclosures. The landlord has a one year renewable license agreement for the dealership next door to park their employee's vehicles on this site. Mr. TenKate asks if the parking count sufficient? Mr. Lapaka advises that the building currently has a 20% vacancy and the applicant feel that there will be plenty of parking. No changes for lighting. The landlord will file his own application for upgrading the lighting. Mr. Conte asks if the dealership is limited to a number of spaces that they can use? Yes, it is limited to 70 parking spaces. Cheryl Woodward, representative of the landlord advised that the agreement is from year to year and can be broken if necessary. Mr. DiMaria introduces exhibit A, a Parking Count Summary.

Voting:

Motion to move forward with an application. Motion to grant request by Chairman Caminiti, 2nd by Mr. Blitzstein.

In favor
6

Opposed
0

Abstained
0

Hearings:

Applicant: The Stop and Shop Supermarket Company, LLC.
Route 17 and Linwood Avenue
Block 7401, Lots 2 & 4
Preliminary and Final Major Site Plan Approval

Attorney: Price, Meese, Shulman & D'Arminio
John L. Molinelli
50 Tice Boulevard
Woodcliff Lake, NJ 07677
201-391-3737

Discussion:

(Carried from May 16th meeting)

The applicant attorney, Mr. Molinelli describes the proposed project for this site. It would include a new Stop and Shop Supermarket store, two drive-thru restaurants, Chick-Fil A and Taco Bell, two sit down restaurants, Applebee's and Spuntino's, and a medical building with 3-4 possible retail stores. This applicant is seeking variances pertaining to the drive-thru lane for Taco Bell regarding the minimum 25ft. set back and a variance regarding a planted area to a resident with a minimum of 75ft. The applicant is also seeking variances regarding signage, which they have met with the Borough's Signage Committee and complied with all the recommendations. Joseph Montesano, Consult and Development Coordinator for The Stop and Shop Supermarket Company testifies as to the nature of the application and Mr. Molinelli introduces exhibit A-1, Site plan. He further describes that the site will have 6 Buildings and the construction would be done in two phases. Alan Lothin, Lagan Engineering testifies regarding the traffic statement. The DOT has given the applicant a letter of no interest. The signage will be a pylon sign so that it would be easier for motorist to see the shopping plaza and the store. The applicant will conform to all requests by the Signage Committee. Michelle Carlson, Planner testifies regarding variances needed for parking lot set back.

(Mr. Blizstein leaves the meeting at 10:10 pm.)

The following would be Conditional of Approval: 1). Site light-review 2). Irrigation of all rear areas and parking lot 3). Consolidation of lots 4). Drainage calculations 5). Truck deliveries changed.

Taco Bell will have a 9 vehicle drive-thru and 40 seats inside. Chick-Fil A will

have 24 parking spots. Applebee's will have outdoor dining. Spuntino's will have 248 seats inside and 40 outside. The applicant was asked to improve the state owned fence nearest the residents, which the applicant will do. Mr. Clark asks if the grass will be maintained? Irrigation only on the interior areas. Nick Fiorio, 799 Wynetta Place asks about long the project will take to build? Approximately 18 months. Regarding storm water drainage, it would discharge to the existing areas. However, the applicant will add a new sanitary sewer to this area. Chairman Caminiti asks why is the applicant not irrigating the whole property? The applicant will agree to irrigating the whole property. Mr. TenKate asks what time the lighting would turn off. The applicant would comply with Borough Ordinances.

Voting:

Motion to move forward with an application. Motion to grant request by Chairman Caminiti, 2nd by Mr. Scrivanich.

In favor
5

Opposed
0

Abstained
0

Hearings:

Applicant: Bank of America
357 Route 17
Two Drive Thru ATM Kiosks
Block 3102, Lot 1

Attorney: Riker, Danzig, Scherer, Hyland & Perretti, LLP
Diane Hickey
One Speedwell Avenue
Morristown, NJ 07962
973-538-0800

Discussion:

(Carried from March 7, 2019)

The applicant's attorney Diane Hickey introduces Anthony Albano, Project Manager, at Stonefield Engineering and Design, who describes the changes that were asked of the applicant from the Board's Planner and Engineer. These changes pertain to fencing and additional signage. The applicant is seeking two design waivers and asking relief from irrigation. Mr. Reiner recommends irrigation. The applicant is not sure if they will require a hot box for a water supply from Suez and if they are that the

applicant would need a setback variance for the location of the hot box. The applicant agreed to the irrigation and if a hot box is necessary, the applicant will come back to the Board for the setback variance for the hot box. The applicant also agrees to the recommendations from our Shad Tree Commission. Matt Seckler, Principal at Stonefield Engineering and Design, testifies that they performed a traffic study which shows that the drive thru ATM should reduce trip generation from the previous use of a gas station. He further states that the average time for an ATM transaction is 1-2 minutes. The design of the site will allow a maximum of 5 cars in the drive lanes. This applicant is reducing the impervious coverage for this lot.

Voting:

Motion to move forward with an application. Motion to grant request by Chairman Caminiti, 2nd by Mr. Clark.

<u>In favor</u>	<u>Opposed</u>	<u>Abstained</u>
5	0	0

Voting:

Motion to Pay Vouchers. Motion to grant request by Mr. Conte, 2nd by Chairman Caminiti.

<u>In favor</u>	<u>Opposed</u>	<u>Abstained</u>
5	0	0

Voting:

Motion to approve Minutes from May 16th. Motion to grant request by Chairman Caminiti, 2nd by Mr. Conte.

<u>In favor</u>	<u>Opposed</u>	<u>Abstained</u>
5	0	0

Planning Board Attorney
Dan Lagana
Chasan Lamparello Mallon & Cappozzo, PC
300 Lighting Way
Secaucus, N.J. 07094
201-809-6025

Planner
Francis A. Reiner, PP, LLA

DMR Architects
777 Terrace Avenue, 6th Fl, Suite 607
Hasbrouck Heights, N.J. 07604
201-288-260025

Borough Engineer
Boswell McClave
Peter Ten Kate, P.E.
330 South Phillips Avenue
South Hackensack, N.J. 07606
201-265-2100 ext. 619

Court Reporter
C/O Beth Calderone, C.S.R.
77 Ottawa Avenue
Hasbrouck Heights, N.J. 07604
201-288-0277