

Paramus Planning Board Meeting
Thursday, June 15th, 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, June 15, 2023.

Pledge of Allegiance

Mayor DiPiazza

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. Field
K. Hook
Chairman Conte
A. Feorenzo
Mayor DiPiazza
Councilman Kaiser
R. Voorhis

Absent

C. Leo
F. Capolupo
J. Vergona
C. Philibosian

Also Present

Daniel Hauben, PP, AICP DMR Architect, Planner
John Dunlea, P.E. Neglia Engineering Group, Board Engineer
John Yakimik, P.E. Boswell Engineering, Acting Board Engineer
Matthew E. Gilson, Esq. Weiner Law Group, LLP., Planning Board Attorney
Susan Bishoff, CCR Court Reporter

Resolution Voting:

Vote to approve **Resolution #23-17, 70-72 Route 17N, LLC.** Motion to grant

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

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

Resolution Voting:

Vote to approve **Resolution #23-18, R&S Hummus, LLC./Alain Rahme/Hummus Republic, LLC.** Motion to grant request by Chairman Conte, 2nd by Vice-Chairman Feorenzo.

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

Hearing:

**Applicant: Orange Lantern Associates, LLC.
15 Firehouse Lane & 38 E. Ridgewood Avenue
Block 6815, Lot 1
Preliminary & Final Site Plan, Major Soil Movement, Demolish of
a house, Outdoor Dining, Additional Parking & Signage**

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

Discussion:

Applicant Attorney, Mr. Liebman describes this application for the demolition of a house, the additional of an outdoor dining area, additional on-site parking and signage. This property is located in an HCC-2 zone. Mr. Liebman introduces Mr. Daniel LaMothe, the applicant Engineer who describes the existing property conditions. This property currently has poor circulation with additional parking spaces that exist on the neighboring Fire House # 1 property. Mr. LaMothe describes exhibit A-1, a 1971 agreement for the use of 7 offsite parking spaces located on the side of the Fire House adjacent to the Orange Lantern property. The Fire House gives the Orange Lantern permission to use these parking spots with no time expiration. Exhibit # A-2, a Site Plan with the proposed changes for the property is shared with the Board and the public. The property has one existing freestanding sign, which there will be no changes. The applicant is requesting a waiver pertaining to a driveway angle not being more than 60 degrees. Pertaining to Storm Water Management, Mr.

Liebman states that this is considered minor development, therefore they will do some modification of the property's grading. The changes also include landscaping around the parking, proposed outdoor dining and retaining wall. There will be the addition of lighting LED in the new parking lot proposed and the applicant will maintain existing lighting in the front of the property. The applicant is requesting an exception pertaining to light spillage for the Fire House lot. The lighting is for the shared 7 spaces on the side of the Fire House. The applicant feels that the area needs lighting for security reasons. Exhibit A-3 is shared showing the proposed signage. The Sign Committee met with the applicant and its professionals and the applicant will comply with the Committee's suggestions. The applicant has no designated loading areas and any deliveries are unloaded during off hours. The trash containers are enclosed and snow will be taken off site. This application also includes a Soil Movement Permit. Vice-Chairman Feorenzo asks about the occupancy load for the outdoor dining. Mr. LaMothe states that the is up to the Building Code. Board member, Mr. Niland asks about pedestrians walking from the upper parking lot? Will they be safe? Mr. LaMothe states that there is a 4ft Fire lane to walk to the entrance. He further explains that the walk is similar to walking in the parking lot of a store parking lot. Board Planner, Mr. Hauben in his report and during the meeting suggested that the applicant use wheel stops in spaces 9 & 1, as he has concerns that the drivers will drive through to another parking section. Mr. Liebman introduces Ms. Bridgette Bogart, the applicant Planner. Ms. Bogart describes exhibit A-5, a series of photographs showing the property. Ms. Bogart states that the property has an irregular shape. She further explains that the proposed changes will help circulation of the property and are in line with the goals of the Borough's Master Plan. Ms. Bogart states that the proposed signage will be helpful for travelers to recognize the location and therefore will be helpful.

Voting:

Motion to approve **Orange Lantern Associates, LLC.**, requested by Vice-Chairman Feorenzo, 2nd by Councilman Kaiser.

In favor
8

Opposed
0

Abstained
0

Hearing:

**Applicant: Paramus Ridgewood, LLC.
677 Paramus Road
Block 6702, Lot 1**

**Preliminary & Final Site Plan, Bulk Variance
Carried from our 1.20.22, and 2.2.23 meetings**

**Attorney: Mr. Jason Tuvel, Esq.
Prime & Tuvel
1 University Plaza Drive # 500
Hackensack, NJ 07601
201-883-1010**

Discussion:

Applicant Attorney, Mr. Jason Tuvel briefly recaps this application which was carried from the Board's 1.20.22, and 2.2.23 meetings. This property has 3 frontages and is located in an NB (neighborhood business) Zone. The previous use was a gas station and convenience store. The applicant is proposing 3100ft home plate design building. The applicant has scaled down the size of the proposed building from the original application. The home plate design allows the building to screen the site activity from the nearby neighbors. Mr. Tuvel introduces, Mr. Matthew Seckler, the applicant Engineer, Planner, and Traffic Engineer. Mr. Seckler describes Exhibit A-10, Revised Site Plan. Mr. Seckler shows that the applicant will install fences on both residential lines with landscaping by the residential side including covering the emergency exit at the rear of the building. Bergen County Planning has issued a letter stating that they are performing their initial review, however, they are currently still reviewing the right in and right out of the site for Paramus Road. The application includes a proposal for one building sign on the building and one free standing monument sign. Deliveries will be made through the front door; no loading area is proposed. Vice-Chairman Feorenzo asks who will maintain the landscaping proposed on the other side of the fence by the neighbors? Mr. Seckler states, the applicant. Chairman Conte asks what type of fence? The fence will be board on board, 6ft fence. Board Planner, Mr. Hauben mentions parking spaces 1 & 2 which are proposed to be employee parking. Mr. Hauben mentions this is designated employee parking because the employees would have to move their vehicles for trash pick-up. Mr. Hauben also mentions that the Borough Police Department has concerns with the 9X18 parking spaces and 26ft drive isle. The applicant can reduce the sidewalk to 3ft and in front of the store, they can offer 9x19 with ballads and then 9X18.5 on the corner parking spaces. Borough resident, Mr. Tyler Schiling, 148 Douglas Drive, has concerns about the loading of large trucks. Mr. Seckler states that the store will have one 34ft box truck which will take 30 minutes loading. Switching to the Traffic Study, Mr. Seckler states the study performed showed that peak hours for the use of the proposed is 7-9am, and 4-6pm.

The Study was performed in March, 2023. Resident, Mr. Schiling, 148 Douglas Drive mentions that currently the property has water collection on the lot. Mr. Seckler states that the proposed changes to the property will improve the Storm Water. The applicant is decreasing the impervious coverage along with adding landscaping. The lighting will be building mounted and will be turned off at 11pm. Once a week the store will have a tracker trailer drop off deliveries which will block 5 spots. Resident, Mr. Martin Paul, 143 Douglas Drive has concerns about the bus stop on Paramus Road, will it remain in the same place? Mr. Seckler states that is up to Bergen County Planning. Resident, Mr. Schiling, 148 Douglas Drive, who will maintain the landscaping on the resident side of the fence? Mr. Seckler states that the applicant will maintain the landscaping. The right of way, the Borough of Paramus will maintain. Board Engineer, Mr. John Yakimik recommends to the Board that this offering to maintain the landscaping to be a condition of approval. Board Planner, Mr. Hauben recommends to the Board that the applicant instruct the deliveries with tracker trailers not to park on Douglas Drive. Resident, Mr. Martin Paul asks if Douglas Drive traffic was included in the Traffic Study. Mr. Seckler states that under the standards, the study would not include traffic generated from other areas nearby.

(This application has been carried to our next meeting, July 20th, 2023)

Mayor and Council Ordinance Proposed:

2023-26 An Ordinance to Rezone Block 1904, Lot 1 in the Borough of Paramus

Review:

Mayor and Council requested the Planning Board to review proposed ordinance, # 2023-26, an Ordinance to Rezone Block 1904, Lot 1. The Board has no exception to Mayor and Council approving ordinance # 2023-26.

Voting:

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

In favor
7

Opposed
0

Abstained
0

Voting:

Approve Minutes from **June 1st, 2023** Meeting. Motion to grant request by Vice-Chairman Feorenzo, 2nd by Chairman Conte.

In favor
7

Opposed
0

Abstained
0

Planning Board Attorney

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Planning Board Planner

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Planning Board Engineer up to 2022

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Planning Board Engineer 2023

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