

Paramus Planning Board Virtual/Teleconference
Regular Meeting
Thursday, June 17, 2021

Chairman Caminiti at 7:00 PM in called a virtual/teleconference regular meeting of the Paramus Planning Board on Thursday, June 17, 2021.

Pledge of Allegiance

Mr. Hook

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
M. Blitzstein
D. Niland

Absent

P. Verile
W.S. Clark
N. Matahen
A. Scrivanich

Also Present

Maryellen Parente	Planning Board Secretary
Beth Calerdone, CCR	Court Reporter
Francis Reiner	DMR Architect, Acting Planner
Robert Monaco, PE	Boswell McClave Engineering, Acting Board Engineer
Stephen Pellino, Esq.	Basile, Birchwale & Pellino, LLP., Board Attorney

Resolution Voting:

Vote to approve **Resolution 2021-08, JoAnn Stores, LLC.** motion to grant request by Chairman Caminiti, 2nd by Mr. Niland.

In favor
5

Opposed
0

Abstained
0

Hearing:

**Applicant: 162 RTE 4, LLC. (Popeye's)
W. 162 Route 4 East
Block 103, Lot 3
Site Plan, Major Soil Movement, Variances & Signage**

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

Discussion:

(Carried from our May 6, 2021 virtual meeting)

Application Attorney, Mr. Stuart Liebman, Esq. shares with the Board that previously, Attorney Dave Mayland, from Strasser & Associates, PC., who was representing an opposer to this application has since sent a letter to the Board that they are withdrawing their opposition to this application. Mr. Liebman continues with this application, explaining that the proposed Popeye's will be in an HCC Zone which was previously occupied by Dress Barn. The Borough of Paramus Fire Prevention and Police Departments have provided reports with no negative comments or any required recommendations. Mr. Liebman introduces the applicant Planner, Joseph Burgis. Mr. Burgis describes the negative and positive criteria. He also explains that the plans will benefit the public by enhancing movement on the property.

Voting:

Motion to approve **162 RTE 4, LLC.**, requested by Chairman Caminiti, 2nd by Mr. Scrivanich.

In favor

6

Opposed

0

Abstained

0

Hearing:

**Applicant: GCGS Associates, LLC.
From Road
Block 5304, Lot 2
Preliminary and Final Site Plan
Mixed Use Building & Soil Movement Permit**

Attorney: Andrew Kohut

Wells, Jaworski, & Liebman, LLP.
12 Route 17 N
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201-587-0888

Discussion:

Application Attorney, Mr. Andrew Kohut, Esq. describes this application for a mixed use building on From Road. This building will have 12 apartment units with retail that will be a coffee shop with a drive thru. Mr. Kohut introduces Alexander Lapatka, Engineer for the applicant. Mr. Lapatka refers to the Site Plan and explains that this will be a 3 floor apartment building with retail coffee shop without seating. This application is seeking a variance for two driveway entrance and exit and a waiver for 2 parking spaces. Chairman Caminiti mentions that there is no bypass lane for people to exit the site quickly. Acting Board Engineer, Mr. Monaco asks if the applicant has a traffic engineering report. Chairman Caminiti advises that the flow of this site needs to be redesigned to flow better. Chairman Caminiti also has concern about the applicant being a retail store selling coffee without seating. Mr. Kohut will submit revised plans at the next hearing.

(This application has been carried to our September 2nd, 2021)

Voting:

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

In favor
6

Opposed
0

Abstained
0

Voting:

Adopt minutes from June 3 ,2021 Meeting. Motion to grant requested by Chairman Caminiti, 2nd by Mr. Conte.

In favor
6

Opposed
0

Abstained
0

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