

Paramus Planning Board Virtual/Teleconference
Regular Meeting
Thursday, July 1, 2021

Vice-Chairman, Mr. Conte at 7:00 PM in called a virtual/teleconference regular meeting of the Paramus Planning Board on Thursday, July 1, 2021.

Pledge of Allegiance

Dr. Matahen

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
N. Matahen
A. Scrivanich

Absent

P. Verile
W.S. Clark

Also Present

Maryellen Parente	Planning Board Secretary
Beth Calerdone, CCR	Court Reporter
Daniel Hauben	DMR Architects, Acting Planner
Pete TenKate	Boswell McClave Engineering, Board Engineer
Stephen Pellino, Esq.	Basile, Birchwale & Pellino, LLP., Board Attorney

(Chairman Caminiti joined the meeting at 7:04pm)

Resolution Voting:

Vote to approve **Resolution 2021-09, 162 Route 4, LLC.** motion to grant request by Chairman Caminiti, 2nd by Mr. Hook.

In favor

Opposed

Abstained

Hearing:

**Applicant: Borough of Paramus
Garden State Boulevard
Block 204, Lot 2.01
Subdivision**

**Attorney: Danielle Federico, Esq.
Kaufman, Semeraro & Leibman, LLC.
2 Executive Drive # 530
Fort Lee, NJ 07024
201-947-8855**

Discussion:

Application Attorney, Ms. Danielle Federico describes this application for the Borough of Paramus. This subdivision is part of the settlement the Borough has with the State of NJ for Affordable Housing and the Columbus Development application. This is a minor subdivision. Board member Mr. Les asks if the batting cages are going to be taken down and if so, will the Borough relocate them. As per Mr. TenKate, Board/Borough Engineer, the batting cages will be relocated as soon as possible.

Voting:

Motion to approve **Borough of Paramus Garden State Boulevard**, requested by Chairman Caminiti, 2nd by Mr. Scrivanich.

<u>In favor</u>	<u>Opposed</u>	<u>Abstained</u>
7	0	1

Hearing:

**Applicant: Urban Edge-Bergen Town Center
Route 4 East and Forest Avenue
Block 701, Lot 7.01
Major Soil Movement Permit**

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

Discussion:

Application Attorney, Mr. James Delia, Esq. describes this Major Soil Moving Permit Application for Urban Edge, Bergen Town Center. Mr. Delia introduces applicant Engineer, Mr. LaMothe who explains this Major Soil Movement Permit. The applicant is requesting the movement for landscaping improvements to the entrance to the Bergen Town Mall by CVS. The improvements pertain to the curb and parking lot. Board member Mr. Niland asks if the landscaping will not inhibit the visibility of the entrance and traffic. Mr. Delia explained that it will not.

Voting:

Motion to approve **Urban Edge Bergen Town Center**, requested by Chairman Caminiti, 2nd by Mr. Scrivanich.

<u>In favor</u>	<u>Opposed</u>	<u>Abstained</u>
8	0	0

Hearing:

**Applicant: BCC Holdings, LLC./BCC Swim
299-319 Route 17 South
Block 3102, Lot 4
Change of Use**

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

Discussion:

Application Attorney, Mr. Stuart Liebman, Esq. describes this application for BCC Holdings, LLC./BCC Swim for a change of use. This franchisee is part of the Big Blue Swim Company. This property located at the newly built CrossRoads, is a permitted use. There is no change in parking and no variances. Mr. Liebman introduces Christian DeJong, founder of Big Blue Swim. They currently have 10 locations nationwide. Hours of operations of this location is 3-8 pm Monday-Friday and 8am-4pm Saturday & Sunday. The number of employees 20-25. Chairman Caminiti asks if the applicant will sell anything in the space. Mr. DeJong states swim related items, like goggles. Chairman Caminiti reminds the applicant that there is no selling

of any products on Sunday. The applicant understands. Board member, Mr. Blitzstein asks what is the size of the pool? The pool is 4ft deep and 30x80 feet. The pool is in the ground and will be a chorine pool. This applicant will require a minor soil movement permit.

Voting:

Motion to approve **BCC Swim Holdings, LLC.**, requested by Chairman Caminiti, 2nd by Mr. Scrivanich.

In favor

8

Opposed

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Abstained

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Hearing:

Applicant: BJ's Wholesale Club

30 Route 17

Block 501, Lot 5, Block 502, Lots 9 & 2.02

Site Plan and Signage for a Fueling Station

(Carried from our February 6 & November 5, December 3, 2020 and January 21, 2021 meetings)

Attorney: Andrew Kohut, Esq.

Wells, Jaworski, & Liebman, LLP.

12 Route 17 N

Paramus, NJ 07652

201-587-0888

Discussion:

Mr. Thomas Brogan, Esq. is standing in for opposing attorney, Mr. Kenneth Porro, Esq. and Mr. Daniel Kline, Esq. is standing in for Mr. Robert Simon, Esq. Applicant Attorney, Andrew Kohut, Esq. continues with this application. Mr. Kohut introduces Engineering Traffic expert, Mr. Matthew Seckler. Mr. Seckler describes exhibit A-6, Traffic Impact Study, which is an expansion of the previous traffic study done by this applicant. Mr. Seckler reminds the Board that this application is a permitted use for this property. The Traffic Impact Study looked at the growth of the surrounding area. Mr. Seckler explains, exhibit A-7 Weave Analysis which would show the impact of consumers leaving the site. Mr. Seckler tried to have the Borough of Paramus Police Department pull accident reports regarding by BJ's, however, their way of reporting accidents, does not allow to narrow the data of accidents to only by BJ's. So, his firm complied their own analysis. Exhibit A-8, an Accident Analysis showed that there were 27 accidents in 3 years. Pertaining to the front driveway (Route 17), there were only 3

accidents in the last 3 years. One of those 3 accidents involved someone parked on the shoulder illegally. Mr. Seckler's analysis further determined that the probability of accidents to be .18 percent. Chairman Caminiti introduces an article, ["NJ.Com's Article of NJ's Most Terrifying Roads: Ranking our worst spots to drive".](https://www.nj.com/entertainment/2017/03/njs_scariest_roads_10_white-knucl_e_adventures.html) https://www.nj.com/entertainment/2017/03/njs_scariest_roads_10_white-knucl_e_adventures.html . Chairman Caminiti states that the intersection of Route 17 and 4 is on the list. The added traffic of a gas station, Chairman Caminiti feels will just make it more congested. Chairman Caminiti discusses how BJ's is storing snow in the winter months in the parking lot. Mr. Seckler states that the applicant is willing to remove the snow from the property in the winter months. Resident, Sonya Koseyan from 32 Maple Street inquires as to if any one considered to review this application with the Fire House on Farview, Ladder # 4 and the possible impact of the additional property usage would have on their time responding to fire calls. Opposing Attorney, Mr. Steinhagen shares exhibit OPF-1, a Google Earth picture dated 5/21/21 of the queuing of Costco gas station at Teterboro, NJ. He explains the picture has the back up of the queuing.

(This application will be continued to be heard at special virtual meeting, Thursday, September 23rd, 2021.)

Hearing:

**Review: Mayor and Council Ordinance 2021-28
An Ordinance Amending Paramus Code 367-1, ET SEQ.
Pertaining to Signage and Facades**

Review:

Board Engineer, Mr. TenKate mentions that this review for our Mayor and Council pertains to amendments to Paramus Code 367-1, ET SEQ., proposed by the Mayor and Council. Mr. TenKate explains that this is just to add some clarifications that were omitted previously. The Board agreed and voted to approve the Mayor and Council's Ordinance 2021-28, An Ordinance Amending Paramus Code 367-1. Board Attorney, Mr. Pellino will sent the Board's approval to Mayor and Council.

Voting:

Motion to send a **Report of the Board's Review and Recommendations of Mayor and Council Ordinance 2021-28, An Ordinance Amending**

Paramus Code 367-1 ET. SEQ. pertaining to Signage and Facades
requested by Chairman Caminiti, 2nd by Mr. Scrivanich.

<u>In favor</u>	<u>Opposed</u>	<u>Abstained</u>
8	0	0

Voting:

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

<u>In favor</u>	<u>Opposed</u>	<u>Abstained</u>
8	0	0

Voting:

Adopt minutes from June 17, 2021 Meeting. Motion to grant requested by Chairman Caminiti, 2nd by Mr. Blitzstein.

<u>In favor</u>	<u>Opposed</u>	<u>Abstained</u>
8	0	0

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