

Paramus Planning Board Meeting
Thursday, August 3rd, 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, August 3rd, 2023.

Pledge of Allegiance

Mr. Leo

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

C. Leo
Chairman Conte
A. Feorenzo
Mayor DiPiazza
J. Vergona
C. Philibosian

Absent

D. Niland
C. Field
K. Hook
F. Capolupo
Councilman Kaiser
R. Voorhis

Also Present

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

Resolution Voting:

Vote to approve **Resolution #23-24, Ehab Said-622 & 621 Mazur Avenue, Major Soil Movement Permit.** Motion to grant request by Chairman Conte,

2nd by Vice-Chairman Feorenzo.

In favor
5

Opposed
0

Abstained
0

Resolution Voting:

Vote to approve **Resolution #23-25, Columbus Crossing, LLC**. Motion to grant request by Chairman Conte, 2nd by Vice-Chairman Feorenzo.

In favor
5

Opposed
0

Abstained
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Hearing:

Applicant: The Valley Hospital, Inc.
17 Park Place
Block 5006, Lot 4
Amended Preliminary & Final Site Plan
Major Soil Movement
Expansion of the Loading Dock

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

Discussion:

Applicant Attorney, Mr. Stuart Liebman describes this application for a Valley Hospital building on the corner of Park Place and Valley Health Plaza. This building will be utilized by the hospital as a support facility. The Valley Hospital is proposing changes to the loading dock, restriping the parking lot, and changes to the exterior and site condition. Mr. Liebman mentions that in the Board's Planner, Mr. Hauben from DMR Architects report's, he mentions that a warehouse or storage facility are not allowed in the property's zone. Mr. Liebman advises that this building is not part of The Valley Hospital campus, but will act as though it is, as a support facility. Mr. Liebman introduces Mr. Joseph Lorino, Vice President Facilities for The Valley Hospital. Mr. Lorino states that this building will be for staging medical equipment and supplies for the hospital. The loading dock will accept box trucks, vans and once or twice a week there will be a tractor trailer. There are two loading docks and the hospital has no

plans for storing vehicles in the parking lot. Chairman Conte inquires how many cars will be parking at the building? Mr. Lorino states that there are 1-3 employees as to the use of the building. Board Planner, Mr. Hauben asks will they replace the sidewalks? Yes. Mr. Liebman introduces Mr. Daniel LaMothe, applicant Engineer. Mr. LaMothe describes exhibit A-1, Site Plan, color rendering. Mr. LaMothe states that this property did not have good circulation. The proposed plans correct the circulation. The applicant proposes a landscaping island and will restripe the parking lot. The applicant is asking for the following variances, minimum lot width, required is 200ft, whereas, existing and proposed is 115ft, which is an existing nonconformity which will remain. Continuing on the variances, minimum front yard (Valley Plaza canopy for the loading dock), required 25ft, existing, 34.8ft, proposed 17ft, minimum, minimum rear yard, required 25ft, 0% existing, 0%, proposed, minimum parking spaces, required 24 spaces, existing 22 spaces, proposed 12 spaces, off-street loading space number, existing, 2 spaces, proposed 2 spaces, off-street loading space location, required at the rear of the building, existing and proposed, in the front yard, maximum driveway curb cut width, required 30ft, existing 120ft, proposed 60ft and a design waiver relief for minimum parking stall size, required 9 X 19, proposed 9 X 15 for two spaces in the rear. The HAVC pads in the rear of the building will be screened with landscaping. The proposed plans will reduce impervious coverage. The applicant is also requesting a soil movement permit. Board member, Mr. Philibosian questions the deliveries involving track trailers. When that type of truck is in the load docking the truck will be on the sidewalk a little? Mr. LaMothe states yes, a very small portion of the truck might be on the sidewalk. Mr. Philibosian also asks about this large truck will be making a turn from Route 17? Board Engineer, Mr. John Dunlea states that there should be a maintenance plan for the easement driveway access and the area should be milled. Mr. Liebman introduces the applicant Architect, Ryan Singly, describes the exterior upgrades to the building. The addition of the canopy for the loading dock was designed to shield the loading area from bad weather. There is no proposed signage other than putting the address numbers on the side of the building. The building will have mounted lights. Board Planner, Mr. Hauben inquires as to the building not having any windows? Mr. Singly states that the building is mostly for storage and there is no need for light. He also states that there will be some natural light from the entrance. Mr. Liebman introduces Mr. Thomas Behrens, the applicant Planner who discusses the variances necessary for the proposed changes. Mr. Behrens states that this property meets the criteria by passing the physical features test. Under the C2 criteria, the proposed changes are public benefit and does improve the parking circulation and loading. It also increases impervious coverage, landscaping, and stormwater management. The application has no

negative impact as the site is a non-residential area and consist with the Borough's Master Plan.

Voting:

Motion to approve **The Valley Hospital, Inc. 17 Park Place**, requested by Chairman Conte, 2nd by Vice-Chairman Feorenzo.

In favor

6

Opposed

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Abstained

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Hearing:

**Applicant: Rock Solid Developers, LLC.
578 Paramus Road
Block 4808, Lot 6
Amended Preliminary & Final Major Site Plan
Major Soil Movement Permit**

**Attorney: Mr. Santo Alampi, Esq.
Alampi & DeMarrais, LLC.
1 University Plaza Drive # 404
Hackensack, NJ 07601
201-343-4600**

Discussion:

Applicant Attorney, Mr. Santo Alampi describes this application for townhomes on the 5-acre property currently known as Victoria's Nursey. Mr. Alampi states that in 2020, Mayor and Council designated this area as an Area of Redevelopment. The Redevelopment Plan included building townhomes and this application is fully conforming to that plan. Mr. Alampi introduces the applicant Engineer, Mr. Daniel LaMothe who describes the existing property. Currently, most of the property which has a gravel surface and has frontages on Paramus Road and Coolidge Place. There is access on Paramus Road, but no access on Coolidge Place. Mr. Alampi shares exhibit A-2, a color rendering of the proposed Site Plan. There will be 6 townhome buildings with 42 units. There will be an emergency drive with a gate for Coolidge Place. There are 25 on street parking spaces. This application follows the Redevelopment Plan that was adopted by Mayor and Council and that this Board reviewed for Mayor and Council. The Redevelopment Plan included a private road, emergency exit, sidewalk (one side, as this is considered a low pedestrian area), and the layout. This application follows the plan exactly. The REIS

(resident, site improve, standards) recommends 111 parking spaces, this development will have 175 spaces. 26 units will be EV ready. There will be a solid six-foot fence on the side of Coolidge Place. There is additional drainage proposed with define swales on the north and south inlets. The snow removal and trash will be done privately. The applicant has created an easement for possible future widening of Paramus Rd. There will be a new water main, and gas and electrical. The HVAC units will be behind the units and screened and buffered. The transformers will be between 4 buildings. There will be no generators. Board Planner, Mr. Hauben suggest that the lighting on the cul de sac have shielding or lantern style lighting. The Borough's Fire Prevention Bureau recommends an additional fire hydrant, in addition to the two already proposed. There is a Major Soil permit that is part of this application. Mayor DiPiazza asks how far is the closest resident property line to the south? That would be Birchwood Road and it would be 30 feet. The Borough's Redevelopment Plan included a Fair Share agreement of a payment for \$720,000 and there will be no affordable housing units. Board member, Mr. Philibosian asks about where they will store extra snow? At the end of the private street, which will be a cul de sac. Board Engineer, Mr. Dunlea advises the applicant must comply with new rules, as of 7.17.23 pertaining to stormwater management systems. Mr. Dunlea further explains that it is suggested to make sure that there is a white vinyl fence with a robust landscape. Mayor DiPiazza states that we do not want to encourage pedestrians to walk thru that area. Board Planner, Mr. Hauben would like to make sure that there is aggressive scrubbing for the parking spaces in and near the cul de sac, so that the headlights do not shine in the residents on Coolidge Place. Pertaining to signage, the development is proposing a monument sign that will comply to Borough Ordinances. Resident, Janic Maltin, 77 Paramus Road, states that with 42 units, each having two cars the traffic that will create on Paramus Road is a big impact. Resident, Patricia Zorage, 599 Paramus Road states that this property has a large drainage problem that spills into the nearby properties. Board Attorney, Mr. Gilson, Esq. explains the stormwater management and how this will change the property. Resident, Anna Drouse, 560 Paramus Road, mentions her concern about visitors to the property and the increase of traffic. Mr. Alampi introduces Mr. Hal Simoff, Traffic Engineer for the applicant. Mr. Simoff states that he conducted a traffic study for the existing use and the change to the application's townhouses. For the peak hours of 8-9am, the current use would generate 15 trips, the townhomes are estimated to have 17 trips. For the afternoon/evening peak hour, 5-6pm, the current use would generate 43 trips and the townhomes would estimate 21 trips. Mr. Simoff mentions that Redevelopment Plan was written rezoning this area with the above trip generation in mind. It is Mr. Simoff's opinion that the proposed use is

reducing traffic. Mr. Anthony Zampolin, the applicant's Architect shares exhibit A-7 a rendering of the townhomes. Mr. Zampolin states that there is not a clear view into the windows. Board Engineer, Mr. Dunlea asks about the meters and hvac for the units will be on the side or rear. Mr. Zampolin states yes. Board Planner, Mr. Hauben inquired as the proposed library/study in the units are not used as a bedroom. Mr. Zampolin states that the applicant will make sure that they have wording in the lease. Resident Ana Drouse, 568 Paramus Road inquires as to the hvac and that she would like to make sure that the units are screened and buffered.

Voting:

Motion to approve **Rock Solid Developers, LLC.**, requested by Vice-Chairman Feorenzo, 2nd by Vice-Chairman Conte.

In favor

6

Opposed

0

Abstained

0

Voting:

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

In favor

6

Opposed

0

Abstained

0

Voting:

Approve Minutes from **July 20th, 2023** Meeting. Motion to grant request by Chairman Conte, 2nd by Vice-Chairman Feorezno.

In favor

6

Opposed

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Abstained

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Planning Board Attorney

Matthew E. Gilson, Esq.

Weiner Law Group, LLP.

629 Parsippany Road

Parsippany, NJ 07054

973-403-1100

Planning Board Planner

Daniel Hauben, PP AICP

DMR Architects

777 Terrace Avenue, 6th Fl, Suite 607

Hasbrouck Heights, N.J. 07604
201-288-2600

Planning Board Engineer up to 2022

Boswell Engineering
Pete TenKate, P.E.
330 South Phillips Avenue
South Hackensack, N.J. 07606
201-265-2100 ext. 619

Planning Board Engineer 2023

Neglia Engineering
John Dunlea, P.E., Engineer
34 Park Avenue
PO Box 426
Lyndhurst, NJ 07071
201939-8805 ext. 119

Court Reporter

Susan Bischoff
C/O Beth Calderone, CCR
75 Ottawa Avenue
Hasbrouck Heights, N.J. 07604
201-288-0277