

Paramus Planning Board Virtual/Teleconference
Regular Meeting
Thursday, August 5, 2021

Chairman Caminiti at 7:00 PM in called a virtual/teleconference regular meeting of the Paramus Planning Board on Thursday, August 5, 2021.

Pledge of Allegiance

Mr. Stuart Liebman

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
D. Niland
N. Matahen
A. Scrivanich

Absent

P. Verile
W.S. Clark
M. Blitzstein

Also Present

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

(Pete TenKate, Board Engineer joined the virtual meeting at 7:05 pm and Mr. Niland joined the meeting at 7:31pm)

Resolution Voting:

Vote to approve **Resolution 2021-10, BCC Swim Holdings, LLC.** motion to grant request by Chairman Caminiti, 2nd by Mr. Hook.

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

Resolution Voting:

Vote to approve **Resolution 2021-11, Borough of Paramus Garden State Plaza Blvd.**, motion to grant request by Chairman Caminiti, 2nd by Mr. Conte.

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

Resolution Voting:

Vote to approve **Resolution 2021-12, Urban Edge, Bergen Town Center**, motion to grant request by Chairman Caminiti, 2nd by Mr. Les.

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

Hearing:

Applicant: Andy Property Investment, LLC.
171 Midwood Road
Block 4103, Lot 11
Indoor Swimming Pool

Attorney: Stephen P. Sinisi, Esq.
The Law Offices of Stephen P. Sinisi, LLC.
2 Sears Drive
Paramus, NJ 07652
201-599-1600

Discussion:

Application Attorney, Mr. Sinisi describes this application for an indoor pool at the residence of 171 Midwood Road. This applicant includes a permit for major soil movement. Mr. Sinisi introduces the architect for the applicant, Mr. Douglas Battersby and introduces exhibit A1, a drawing of the pool from the outside. Mr. Battersby advises that the neighbors will not see the pool. The hvac for this home is located between the kitchen and the garage. The home owner will have a fully enclosed fence on his property. Board member, Mr. Scrivianich asks if the pool is cement? Yes, the pool is cement with tile. Chairman Caminiti asks if there is any noise

from the pumps for the pool? The architect states that there is not. Chairman Caminiti states that if there are any complaints, the applicant will have to address the concerns that come up. Resident, Mr. Felix Rossi, 175 Midwood Road advises that he has a concern that the run off of the construction will go on his property. The Board lost connection with the applicant engineer, Mr. Sean McClellan. The Chairman made the decision to start to hear the next applicant and we will come back to this application when we get the applicant engineer back on the meeting. Mr. Sean McClellan describes the soil movement and that the property has 5 seepage pits. Once the pool is built, the roof and patio will have drains for any rain run offs. Board Planner, Daniel Hauben mentions that any pool equipment would need to be screened. The Soil Movement will have no adverse impact and will be soil tested by the DEP. The applicant will perform percolation tests and the drains will be maintained twice a year and after a major storm. There will also be a retaining wall on the lower side of the property.

Voting:

Motion to approve **Andy Property Investment, LLC.**, requested by Chairman Caminiti, 2nd by Mr. Scrivanich.

In favor
6

Opposed
0

Abstained
0

Hearing:

Applicant: Paramus Southbound Property, LLC.
309 Route 17 South
Block 3102, Lot 4.02
Site Plan and Signage

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

Discussion:

Application Attorney, Mr. Andrew Kohut, Esq. describes this application for tenancy in the Crossroads on Route 17 South for a virtual reality establishment. This application includes approval for an exterior stairwell and signage for variances for two signs where one is allowed. The applicant and it's professionals meet with the Planning Board's Sign Committee on July 27, 2021 and will comply with all the requirements of

that Committee. Mr. Kohut introduces Mr. Jeremy Berman, franchisees of Sandbox AR. Which is a virtual reality entertainment company from Korean which has 9 locations in the US. If approved, this will be the first location in the Northeast. Sandbox AR offers advance virtual reality experiences with full body for 2-6 people. There will be four gaming rooms offering an experience similar to a holodeck. The experiences are part game and part movie and there will be no gaming. Sandbox AR Paramus will have 8 employees and will operate M-Th 12noon-9:30pm, F-Sat 10am-12midnight, and Sun 10am to 10pm. Sessions are 45 mins. Mr. David Delle Donne, Architect explains exhibit A1, floor plan for the applicant. All mechanical's will be on the roof. Board Engineer, Mr. TenKate mentions that the applicant will need to put a roof over the exterior staircase. Applicant Engineer, Mr. Robert Freud describes the minor site plan changes. Mr. Freud states that there is no negative impact as there is no residences near this location.

Voting:

Motion to approve **Paramus Southbound Property, LLC.**, requested by Chairman Caminiti, 2nd by Mr. Niland.

In favor
7

Opposed
0

Abstained
0

Hearing:

Applicant: Pared Motel Associates, LLC.
211 Route 17 South
Block 3201, Lot 1
Amended Site Plan and Signage

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 amended site plan and signage. Mr. Liebman explains that this applicant met with the Planning Board's Sign Committee on July 27, 2021. They will comply with all the recommendations discussed at that meeting including reducing the monument sign to 18ft. Dan LaMothe, Engineer for the applicant describes the minor site plan using exhibit A1, Site Plan. A2

exhibit reflected sight line sketch which shows the amended site plan where the applicant is asking for variance relief pertaining to front yard set back. This pertains to the parking lot set back for the right of way for signs. Ms. Kristie Engelmeyer, Project Coordinator for Persona Signs describes exhibit A3, a rendering of the proposed signs. The applicant is seeking a variance for a sign that is on the side of the building and internal illumination for a monument sign. Applicant Planner, Ms. Kathryn Gregory explains variance relief pertaining to the set backs and signage and the negative and positive criteria.

Voting:

Motion to approve **Pared Motel Associates, LLC.**, requested by Chairman Caminiti, 2nd by Dr. Matahen.

In favor
7

Opposed
0

Abstained
0

Hearing:

Applicant: The Valley Hospital, Inc.
599-611 Valley Health Plaza
1 Valley Health
E. 120 & 140 Ridgewood Ave Plaza
622, 650, & 670 Winters Ave
Block 5006, Lot 5.02, Block 6105, Lots 1 & 2, Block 6107, Lots 5 & 6, Block 6108, Lot 1, Block 6109, Lot 1, Block 6301, Lots 2 & 4
Amended Site Plan & Variance-Water Cooler

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

Discussion:

Applicant Attorney, Stuart Liebman describes this application for The Valley Hospital, Inc. When the hospital got approval from this Board for Site Plan, the mechanics for the cooling towers on the top of the building were approved for 24 feet high. After moving forward with the installation, it was found that the cooling towers couldn't meet the vibration tests and that the vibrations would affect the patient rooms. The applicant's Engineers have determined that they can add springs to the cooling towers to stop the vibrations, but the springs will add 2.425 ft to the structure. Therefore, the hospital needs a variance for this change. Joseph

Lorino, Vice President of Facilities for The Valley Hospital, Inc. testifies as to the cooling towers are required to dissipate the heat. Board member Mr. Scrivanich asks if the engineers tested with the springs to see if the vibration is better? Testing of the springs were done at different location and they did work. Mr. Kenneth Coupe, Architect for the applicant describes exhibit A1, sheet A201, Amended Site Plan showing difference views of the cooling towers. Mr. Coupe states that the visibility of the towers will be the same. Mr. Joseph Burgis, Planner for the applicant discusses the C1 and C2 variances. If this variance is not approved there would be a great impact to the hospital, as they will not be able to use hospital beds.

Voting:

Motion to approve **The Valley Hospital, Inc.**, requested by Chairman Caminiti, 2nd by Mr. Les.

<u>In favor</u>	<u>Opposed</u>	<u>Abstained</u>
6	0	1

Voting:

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

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

Voting:

Adopt minutes from July 1, 2021 Meeting. Motion to grant requested by Chairman Caminiti, 2nd by Mr. Scrivanich.

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

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