

Paramus Planning Board Virtual/Teleconference
Regular Meeting
Thursday, September 2nd, 2021

Chairman Caminiti at 7:00 PM in called a virtual/teleconference regular meeting of the Paramus Planning Board on Thursday, September 2nd, 2021.

Pledge of Allegiance

Mr. Les

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
R. Conte
A. Les
D. Niland
N. Matahen
M. Blitzstein

Absent

P. Verile
W.S. Clark
A. Scrivanich
K. Hook

Also Present

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

Resolution Voting:

Vote to approve **Resolution 2021-13, The Valley Hospital, Inc. Cooling Tower**, motion to grant request by Chairman Caminiti, 2nd by Dr. Matahen.

In favor

4

Opposed

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Abstained

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Hearing:

Applicant: Yeu Entertainment, LLC.
700 Paramus Park
Block 5203, Lots 1, 2 & 3, Block 5204, Lot 1, Block 5303, Lot 4
Block 5004, Lot 6, Block 6207, Lot 2
Minor Site Plan/Bumper Cars

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 Bumper Cars and other amusement games in the area of the Paramus Park Mall where Charlotte Russe used to be. Mr. Sinisi explains that the Planning Board Planner, Mr. Reiner/Mr. Hauben brought up a jurisdictional issue, that this might be a conditional use within a specific use. Board Planner, Mr. Hauben describes that games or amusement devices are not permitted within 1500 feet from a school, nursery, day care or hospital. The applicant Engineer, Page Consultants measured the distance from the store front to the above types of uses and found that they there they exceeded the use requirements. At the hearing the applicant withdrew the jurisdictional issue of the arcade and amusement games portion of the application. Mr. Sinisi introduces, Mr. Yunus Uluocak, owner of Yeu Entertainment. Mr. Uluocak describes the what his company will offer shoppers at Paramus Park Mall. Board Engineer, Mr. Page describes exhibit A1, an overall and enlarged Site Plan. Mr. Fatih Ergun, Design Director at Marin Architectural describes exhibit A2 which includes a moveable boundary for the bumper cars. The boundary is bolted to the floor and made of rubber.

Voting:

Motion to approve **Yeu Entertainment, LLC.**, requested by Chairman Caminiti, 2nd by Mr. Blitzstein.

In favor
5

Opposed
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Abstained
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Hearing:

Applicant: Dynasty Realty, LLC.
140 N. Route 17
Block 2509, Lot 17
Amended and Final Site Plan/Major Soil Movement/VariANCES/
Signage

Attorney: Bruce Rosenberg, Esq.
Winne, Banta, Basralian & Kahn, PC
21 Main Street
Hackensack, NJ 07611
201-487-3800

Discussion:

Application Attorney, Mr. Rosenberg describes this application for amended site plan, major soil movement, variances and signage. The applicant is seeking to remove the playground for the daycare area and replace it with a parking area. They are also requesting the egress-ingress driveway to be moved more towards Route 17. Pertaining to the egress and ingress, NJ DOT has given verbal approval. Applicant Engineer Mr. Lapatka, describes exhibit A1, sheet 1 of 6 of the Site Plan. The applicant plans on having medical offices in the basement of the building. Exhibit A2, shows the proposed water service plan. The Borough's Shade Tree Commission requested that the applicant put a buffer for this connection. Mr. Troutman, Traffic Engineering for the applicant discusses the parking analysis. Mr. Troutman testifies that there is no negative impact to the area pertaining to traffic. Mr. Lydon, Planner for the applicant explains the variances for this application. This application is short 26 parking spaces, as 351 is required. Pertaining to the C2 variance, Mr. Lydon feels that the benefits outweigh the negatives, as the parking lot is very lightly used. Mr. Carimino, Architect for the signage. Mr. Carimino describes the entrance sign with address and internal illumination.

Voting:

Motion to approve **Dynasty Realty, LLC.**, requested by Chairman Caminiti, 2nd by Mr. Conte.

In favor

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Opposed

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Abstained

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Review:

**Review of Ordinance 201-40, An Ordinance Amending the
Redevelopment Plan of an Area in Need of Rehabilitation for the Various
Nursery Sites as requested by Mayor and Council.**

The Planning Board has been requested by Mayor and Council via Mayor and Council resolution # 21-08-511 to review the proposed amendments to the Redevelopment Plan for the Various Nursery Sites. This amendment only pertains to Joy's Farm Property, know as Block 7701, Lots 2 (2.Q), and 3.Q and 4, Block 7003, Lot 1.QQ with the address of 725 to 735 Pascack Road. Chairman Caminiti advises that the Board is unable to review this amendment, as the Board needs more detail information pertaining to the amendments. Board Attorney, Mr. Pellino will request further information from Mayor and Council and then the Planning Board will review at our next virtual/teleconference special meeting on September 23rd, 2021.

Hearing:

Applicant: GCGS Associates, LLC.
From Road
Block 5304, Lot 2
Preliminary and Final Site Plan
Mixed Use Building/Soil Movement Permit
(Carried from our 6.17.21 meeting)

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., continues to describes this application for this mixed used building on From Road. This applicant has submitted revised plans which includes no drive thru for the retail space. Applicant Engineer, Mr. Lapatka describes the revised plans which will have one driveway and include a loading space. The applicant is looking for variance relief for the width of curb cut. Stormwater maintenance is still designing the retailing wall. Board Planner, Mr. Hauben describes that 19 feet parking spaces are required, whereas, the applicant states that 18 feet parking spaces are required as a design waiver, which was changed in the Borough Ordinance in December 2016. The parking spaces per unit would be as follows: 1.8 parking spots per 1 bedroom, 2 parking spots per

2 bedrooms, and 2.1 parking spots per 3 bedrooms. There will also be guest parking spots. Chairman Caminiti inquires as to what the requirements are for affordable housing pertaining to this application. Applicant Attorney, Mr. Kohut states that he will check into that with the Borough's Affordable Housing Division and get back to the Board with that information. To address the flood hazard area, the applicant will raise the elevation. The applicant is also putting parking on the ground floor. Signage for the applicant would include a free-standing sign. At this time the applicant has no details of the sign and no tenant information. Board member, Mr. Niland inquires as to if the property will have a sidewalk? The applicant does not have on the plan; however, the applicant would be willing to add it. Board Engineer, Mr. Costanian inquires as to a truck coming on site if they are able to perform a k turn? Vice-Chairman Conte asks what will they put the snow? The snow will go over the retaining wall.

(This applicant has been carried to our October 7, 2021 virtual/teleconference meeting.)

Voting:

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

In favor
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Opposed
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Abstained
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Voting:

Adopt minutes from August 5, 2021 Meeting. Motion to grant requested by Chairman Caminiti, 2nd by Mr. Les.

In favor
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Opposed
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Abstained
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201-288-2600

Borough Engineer

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201-265-2100 ext 619

Court Reporter

C/O Beth Calderone, CCR
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