

Paramus Planning Board Virtual/Teleconference
Meeting
Thursday, October 7th, 2021

Vice Chairman Conte at 7:00 PM in called a virtual/teleconference meeting of the Paramus Planning Board on Thursday, October 7th, 2021.

Pledge of Allegiance

Mr. TenKate

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
A. Feorenzo

Absent

P. Verile
W.S. Clark

Also Present

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

(Chairman Caminiti had technical issues and joined the meeting at 7:06pm)

Resolution Voting:

Vote to approve **Resolution 2021-17, Andy Property Investments, LLC.**
motion to grant request by Chairman Caminiti, 2nd by Mr. Hook.

In favor

Opposed

Abstained

7

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Resolution Voting:

Vote to approve **Resolution 2021-18, Dynasty Realty, LLC.**, motion to grant request by Chairman Caminiti, 2nd by Mr. Conte.

In favor

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Opposed

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Abstained

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Hearing:

Applicant: LPM

407-411 Sette Drive

Block 4302, Lot 6

Amended Site Plan/Parking Variance/Signage

Attorney: Stuart Liebman, Esq.

Wells, Jaworski, & Liebman, LLP.

12 Route 17 N

Paramus, NJ 07652

201-587-0888

Discussion:

Applicant Attorney, Mr. Stuart Liebman describes this Amended Site Plan application which will add 35 parking spots. This application is looking for variances pertaining to lot coverage and for signage. The variance for signage pertains to number of signs. The applicant met with the Sign Committee of the Planning Board on 9/28/21 and have complied with all the recommendations of this Committee. The applicant will resurface and restripe the parking lot as a result of this application. Mr. Liebman introduces Mr. Daniel LaMothe, Engineer for the applicant. Mr. LaMothe describes exhibit A1, Site Plan, sheet two describing how this lot is an unusually shaped lot. He further explains that the changes proposed will bring the lot to more of a conforming lot and, better traffic circulation. Exhibit A2, a color rendering of sheet one of the Site Plan, shows how the parking lot will be expanded with a center aisle. The dumpster will be enclosed. Exhibit A-3, is shared, showing the monument sign plan. The larger Kindercare sign will remain. The landscaping changes will reconfigure the back parking lot, which would include minor site lighting changes and will bring the ADA parking compliance up to date. Boardmember, Mr. Niland asks what about snow removal? The applicant will remove most of the snow from the property and they will utilize the

triangle aisle. Property Manager for 396 Route 17N, Mr. Scott Singer asks about the effect of the new parking configuration how it will affect their building. 396 Route 17N is the Fidelity Building. Mr. Scott explains that their building is to the rear of this property and has a glass back. Will all the lights of the vehicles parking be a distraction to their building? The applicant states that they are adding the to current buffer, but they do not expect it to change much from the way it is now. Mr. Liebman introduces, Traffic Consultant, Mr. Hal Simoff. Mr. Simoff states that the code requirements pertaining to parking spots require really don't pertain. The multiple uses for this building, have different requirements regarding parking. The health club would require peak parking at night and on the weekend, the office space, would have peak parking during the day and the day care would peak at drop off and after office hours. He also advises that the required variance for the signage would clearly direct the traffic coming onto the property. Mr. Liebman introduces, Ms. Kathryn Gregory, the applicant's Planner. Ms. Gregory advises that this application is a C1 and C2 variances, but really only a C2 variance. The variance pertaining to imperious coverage, is actually helping the flow of traffic for an oddly shaped lot.

Voting:

Motion to approve **LPM**, requested by Mr. Conte, 2nd by Mr. Scrivanich.

<u>In favor</u>	<u>Opposed</u>	<u>Abstained</u>
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Review:

**Review of the Request to carry Board Applicant, A2 Enterprises, LLC.-697
Paramus Road & 143 W. Ridgewood Avenue, Block 6701, Lots 6 & 7 to our
12.2.21 virtual/teleconference meeting**

Discussion:

The applicant Attorney, Mr. Stuart Liebman reminds the Board that this applicant was started to be heard at the Board's 1.7.21 virtual/teleconference meeting. The applicant has been adjourning the application up to this virtual/teleconference meeting, 10.7.21. Mr. Liebman advises that the applicant has been dealing with the concerns of the neighbors and Department of Environmental Protection, since this property involves two county roads. The application will come back to the Board with revisions and will make a new notice for the 12.2.21 virtual/teleconference meeting. Mr. Liebman advises that he is the

applicant attorney and he represents the property owner, who is going ahead with the sale of the property. The Board granted this application the continuance to the 12.2.21 virtual/teleconference meeting.

Hearing:

**Applicant: 113-117 Midland Avenue, LLC.
113-117 Midland Avenue
Block 5102, Lot 3
Minor Subdivision**

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

Discussion:

Application Attorney, Mr. Andrew Kohut describes this application for minor subdivision for this property into 3 lots. 2 lots will be for single family homes and the third lot will continue to house the historic house, Van Dien Ruffgarten house. The applicant would like to offer the property which would house the historic house to the Borough of Paramus. Mr. Kohut continues explaining that with proposed Lot 3.01, the property with the historic house, is not a buildable lot. Mr. Kohut introduces the applicant's Engineer, Mr. Alexander Lapatka, who describes exhibit A-1, Site Plan. Mr. Lapatka states that the property with the historic house will have a deed restriction of a historic house. He further explains that part of the property has a portion which are wetlands. Mr. Lapatka states that proposed Lot 3.01, has 17,202 square feet. The required variances are for lot size, front yard existing non-conformity. The variances would be only for the historic house. It would be considered a non-buildable lot. The propose Lot 3.02, the existing non-conformities will be removed with this subdivision. Chairman Caminiti asks if Lot 3.01 could be merged into 3.02, so that if it no longer contains a historic house, there would not be an issue with building on that property. Board Engineer, Mr. TenKate states that we can make it a condition of approval in the resolution. Mr. Kohut introduces Ms. Bridget Bogart, the Planner for the applicant. Ms. Bogart advises that she wrote the Master Plan in 2006 for this Borough and is very aware of this property. She further explains that due to the hardship of the extreme depth of this property and the property is misshaped, she feels that the Board should grant the variances needed for this subdivision. The property will actually will conform more with this application. Board member Dr. Matahen asks if the Historic Preservation Committee of the Borough has been notified regarding this application? Mr. Kohut advises yes, they have

been in contact with them. Chairman Caminiti, Mr. Kohut and acting Board Attorney, Mr. Anthony Cialone would like to further investigate if they can combine the deed for proposed Lot 3.01 into proposed Lot 3.01.

(This application has been carried to the Board's next virtual/teleconference meeting, October 21st, 2021)

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

Discussion:

Application Attorney, Mr. Andrew Kohut describes this application which was carried from our 6.17.21 virtual/teleconference meeting. Mr. Kohut introduces the applicant's Architect, Mr. James Cutillo who describes exhibit A-2. Mr. Cutillo explains that 2 units will be COAH, 1-3 bedroom and 1-2 bedroom. He further explains the mixed use building proposed with retail space.

(This application has been carried to the Board's next virtual/teleconference meeting, November 4th, 2021)

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 September 23rd, 2021 Special Meeting. Motion to grant requested by Chairman Caminiti, 2nd by Mr. Conte.

In favor
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Opposed
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Abstained
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Acting Planning Board Attorney

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Court Reporter

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