

**Paramus Planning Board Meeting**  
**Thursday, February 18, 2016**

Vice Chairman Conte, at 7:10 PM in the Council Chambers, called a regular meeting of the Paramus Planning Board in the Borough Hall on Thursday, February 18, 2016.

**Pledge of Allegiance**

Denis Niland

**Statement of Notification**

Vice 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**

Council Member Bellinger  
Ken Hook  
Denis Niland  
Rich Conte  
W. Stuart Clark  
Ralph Amato  
Mike Blitzstein  
Mario Sicari  
Nick Matahen  
Lou Romano

**Absent**

Chairman Caminiti

**Also Present**

Linda Garofalo	Planning Board Secretary
Beth Calderone	Court Reporter
Peter TenKate	Boswell McClave Engineering
Frank Ciabrone	Francis A. Ciabrone, Esquire
Francis Reiner	DMR Architects, Planner

Nick Matahen was sworn in by Attorney Frank Ciambrone.

### **Voting:**

DMR Architects was appointed to be the Planning Bd. Planner for 2016.

Motion to approve request by Mr. Conte, 2<sup>nd</sup> by Mr. Hook.

In favor: Bellinger, Hook, Niland, Conte, Clark, Amato, Blitzstein, Sicari, Matahen, Romano

Opposed:

Abstained:

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### **Hearings:**

Applicant: Humdinger's, LLC  
64 E. Midland Avenue  
Block 4303 Lot 6  
Site Plan and Signage approval

Attorney: Colin Quinn  
745 Kinderkamack Road  
River Edge, NJ 07661  
(201) 599-2000

### **Discussion:**

Mr. Quinn stated that they are here this evening for 2 variances that are required for signs in addition to site plan approval.

Bill Page 6 Forest Avenue Paramus, NJ Engineer

Mr. Page was accepted as an Engineer by Vice Chairman Conte.

A1 – Reduced size of Site Plan and revised signage plan, reduced size, eliminated 1 variance.

In response to Peter TenKate's comments, the dumpster will be on the North side of the building.

Second drawing, 2 of 2, shaded in orange shows signage East and South elevations.

Colored drawing shows parking, did parking counts, peak is at 3-3:30 PM, marked in red are occupied spaces. Bergen Batting cages also owns and operates Humdinger's. Green shows available spaces. Party kids will be

dropped off.

Berkeley College occupies front part of building, the other tenant is an electronics company. Their peak time is 9-3:00 PM. Bill Page stated there is enough parking on site for all 3 companies to operate at the same time on the property. Lighting will be off at 11PM. Four (4) colors for signs, will comply with ordinance. Received Borough Engineer's letter and will comply.

Rich Conte – Asked on the Parking Demand Study – Table A – when was the parking study done? What are the college peak hours?

Bill Page – based on the times indicated the college peak hours are 9-10AM. Humdinger's is not occupied at that time. College is occupied 9-3:00 PM.

Lou Romano asked if there is someone to testify for Humdinger's what the peak hours are?

Bill Page responded, Page 2 shows the study.

Mario Sicari asked what percentage of parking is utilized by the college now and in the future?

Bill Page stated the main entrance parking for Berkeley College is shown in red. There is a representative here from the college.

Nick Matahen asked how many handicapped spaces are there?

Bill Page answered 9, and maybe 1-2 more. Will meet ADA regulations.

Denis Niland – Will there be landscape lighting?

Bill Page responded no.

Denis Niland stated that he never drops his son off for a party, he always stays. When the children are younger there are usually no drop offs.

Ralph Amato asked to the number of spaces required for the peak hours?

Bill Page responded 40, based on 2 ½ people per car.

Ralph Amato asked what is the total peak number of spaces needed for Berkeley College?

Rich Conte asked will the parking be assigned or reserved?

Mr. Page stated that this information would be in their contract.

Nick Matahen asked if this is shared parking?

Mr. Page stated this could be considered shared.

Rich Conte asked if the applicant will comply with the Shade Tree letters.

Mr. Quinn responded yes.

Denis Niland asked to the number of classes at night at Berkeley College.

Mr. Page stated there are representatives from Berkeley College here tonight.

Peter TenKate asked about the restriping of the parking lot and the dumpster enclosure.

Mr. Page stated applicant will comply.

Thomas Alessandrello, Berkeley College, Vice President of Operations

Mr. Alessandrello stated that Berkeley College is a tenant, not the owner. He said the hours of operation are 7AM – 10:30 PM. He stated the enrollment is low now, approximately 250 students. The enrollment was higher in the past.

Mr. Quinn asked Mr. Alessandrello if the number of students attending on site will decrease from the growth of the online courses?

Mr. Alessandrello advised he believes online enrollment will increase. The peak hours for Berkeley are 9AM-3PM and 5:30 PM-10PM. Evening hours are lighter. Total 250 students, 170 day and 80 in the evening. Students drive to the school and use 1 space each. Day classes are Monday through Thursday, Friday is a slow day with 2 classes, use 40 spaces. Saturdays students use 40 spaces. There are no classes on Sundays, the lot is empty.

Peter TenKate asked about Bergen County Special Services being the previous tenant and if anyone knew the amount of employees that were on staff there?

Mr. Alessandrello stated there were approximately 50 employees.

Rich Conte asked what the peak number of spaces used during Summer enrollment?

Mr. Alessandrello stated the Summer is light, 25% enrollment. 390 spaces could be used when enrollment is at peak.

Mario Sicari asked what the number of faculty is. How many students can you have when 80% enrolled?

Nick Matahen stated that these numbers are a big factor.

Rich Conte asked if there is overflow parking anywhere?

Mr. Alessandrello stated that they never had to look for extra parking, even when enrollment is at maximum.

Mr. Alessandrello stated many students are there for a 2 hour period, not every day of the week. Maximum enrollment was 5 years ago in 2011. Enrollment is down because of online courses, economy and student school debt.

Mrs. Bellinger asked when school was at maximum enrollment, was Bergen County Special Services there also?

Mr. Alessandrello stated yes and no overflow parking was required.

Ralph Amato stated his son attended Berkeley College and he is familiar with it. He has been on site at 4PM and there was ample parking. He believes that the activity at Humdinger's will be after 3PM and on the weekends.

Nick Niland asked how many students attend the night courses?

Mr. Alessandrello stated 80 students at night.

Mario Sicari clarified that the schedule is rotating, not like a High School.

W. Stuart Clark asked if they think there would be a conflict with sharing spaces?

Mr. Alessandrello stated that there are plenty of spaces.

Denis Niland stated that the board is being cautious; they don't want to inflict a hardship on another business.

Stefanie Szorentini Humdinger's Operations Manager

Stated that proposal is for batting, bowling, retail sales, parties and minor food service. Peak hours are Monday through Friday 7-9PM, Saturday and Sunday 10-4 and 7-10. Hours of operation are 10AM – 10PM Monday through Friday, Saturday 9AM-10PM and Sunday 9AM-10PM.

Parties are usually on weekends and corporate parties are held 7-9PM Monday through Friday lasting 1 hr. 45 minutes. Parents drop off and carpool with 3-4 children at a time. At Bergen Batting the parents carpool, and the parents of the Birthday child stay. Corporate parties probably would come from their work location. One room can be split for two parties.

Rich Conte asked what is the maximum occupancy at Bergen Batting in River Edge if there is a corporate party going and they're at maximum occupancy?

Ms. Szorentini stated that would be approximately 60 people. Corporate parties are usually 10-12 people.

Richard Conte stated there are retail blue laws and restrictions on Sundays.

Richard Conte asked on a typical Wednesday in February would there be bowling parties?

Ms. Szorentini stated there are no parties during the week for children. Corporate parties, 1 during the week on a Thursday or Friday night. 11AM – 3PM on a Wednesday in February there would be 5 people on site. During the Summer that number would double.

Mario Sicari asked what is sold in the retail area and what the square footage for that space is?

Ms. Szorentini stated that baseball gear and tee shirts will be sold.

Mr. Quinn stated that 1,250 sq. feet is for retail.

Mario Sicari asked about the food establishment.

Ms. Szorentini stated that the food is brought in from outside, no kitchen.

Mr. Matahen asked what is the percentage of childrens' parties and corporate parties.

Ms. Szorentini stated 80% childrens' parties.

Denis Niland asked about the cycle of the parties.

Ms. Szorentini stated that they start at 10AM and finish at 3PM. The time allotment for batting, bowling and the party room is under discussion now.

Denis Niland asked if there is a loading zone for the caterers?

Mr. Quinn said the Architect will answer this question.

Mr. Matahen asked if there will be 2 parties at the same time.

Mr. Conte stated that the College will not be operating at those times.

Denis Niland asked if the bowling is regulation size and if there will be bowling leagues there.

Ms. Szorentini answered no, not yet.

Ralph Amato recommended that if there were to be league bowling that the applicant should return to the Board.

Mr. Ciambone stated that this is up to the Board.

Mario Sicari asked how many bowling lanes there will be?

Mr. Quinn answered 12 lanes.

Mrs. Bellinger asked if there is a location now that is operating the same type of business?

Ms. Szorentini answered no.

Lou Romano asked what is the number of employees?

Ms. Szorentini answered 35-45 – on a weekday 10 employees, at night 15-20 maximum.

Andrew Fethes 613 Oradell Avenue Oradell, Architect

Mr. Fethes was accepted as an Architect by Vice Chairman Conte. He stated that loading for supplies and food would be done before the party; usually pizza is served. See P1.0 dated 11/19/15

The East side would be loading and unloading, not at front entrance.

Mario Sicari asked about the sounds in the bowling alleys and if there would be any soundproofing.

Mr. Fethes said that pin setting would be used. Sounds tests have been done and discussed with the landlord. Pins are pulled back up resulting in less sound.

Ken Hook stated that the applicant met with the Sign Committee and everything has been approved.

### **Voting:**

Motion to approve request by Mr. Clark, 2nd by Mr. Sicari.

In favor: Bellinger, Hook, Niland, Conte, Clark, Amato, Blitzstein, Sicari, Matahen, Romano

Opposed:

Abstained:

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Nick Matahen left the meeting at 8:30 PM.

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### **Hearings:**

Applicant: 60 South Main Street, LLC  
155 Rt. 17  
Block 2502 Lot 9  
Site Plan and Signs

Attorney: Stuart Liebman  
Wells, Jaworski & Liebman  
12 Rt. 17  
Paramus, NJ 07652

## Discussion:

Mario Sicari recused himself from this application.

Stuart Liebman stated that this property is where the old Tool Town was. There are 2 buildings there now. It is a tired site. Applicant is the owner of the property and he proposed complete redevelopment. Charles Schwab to occupy. The Sign Committee has approved the signs. A letter from the Fire Department was received this evening, dated 2/18/16.

Jeffrey Martell Stonefield Engineering 25 Orient Way Rutherford, NJ  
Vice Chairman Conte accepted Mr. Martell's credentials as an Engineer and Planner.

Mr. Martell stated:

A1 – aerial view exhibit dated 2/17/16 – 1.5 acres

A2 – Site plan rendering dated 2/17/16 (same as C-4 in package)

Plan is for complete demolition and reconstruction

8,736 sq. ft. building proposed, use is permitted.

There is a notch for the sign facing southbound traffic.

3 ADA parking spaces

1 freestanding sign at entrance

Trash and recycling enclosure in SW corner

Propose shrubs in front of parking lot, trees in rear

Applicant agrees to comply with Shade Tree comments in addition to  
Bowell, Fire and other departments.

A3 – sharp turning exhibit dated 2/17/16

Property leads to pinch points for movements of a fire truck. Building is fully sprinklered.

A4 – Truck turning exhibit – dated 2/17/16. No deliveries, no loading dock.

Boswell letter – sewer easement, poles will be pulled out of easement.

Collection swales to be installed to protect neighbors' properties.

Two variances, 56 spaces proposed, 58 required.

Room for 18-19 people to work there.

1 waiver on drive aisle, 24 ft. customary.

Stuart Liebman stated that the applicant agrees to \$5,000 request in DPW's letter. 6 month review on lighting is acceptable also.

A5 – letter dated 11/5/15, Bergen County Planning Board not required.

A6 – Bergen County Soil Conservation District – 12/1/15 approval letter.

Mr. Martell stated Shade Tree letter dated 11/29/15, agree to all. Fire letter #1 and #2 will discuss with Fire Department, #3 and #4 will comply.

Mr. Romano asked if there is a filter system for the run off?

Mr. Martell responded no, not now.

Peter TenKate stated that the clean water act doesn't apply to this.

Peter TenKate – 2 parking spaces, and 2 future spaces? Look at this, concerned with runoff to adjoining properties.

Peter TenKate stated he would like copies of DOT access and truck turning plans.

Robert Hendrick 1133 6<sup>th</sup> Avenue NY Design Mgr., Charles Schwab

Mr. Hendrick stated that the hours of operation are Monday through Friday from 8:30 AM – 5PM. May include longer hours and Saturday hours. There will be 18-10 employees. Floor Plan – A2.01 – 10/23/15 – filed with Board.

18 offices and 2 for greeters, plus another 18 customers.

Total 38 cars at max, providing 56 spaces,

Jones Signs, 10/22/15, rev. 1/28/16

Sheet 3 of 9 Charles Schwab wall sign and window sign – east elevation – front – conforming 10 x 10

Sheet 4 of 9 – glass exterior – no signage

Sheet 5 of 9 – freestanding sign - #155 not #185.

Sheet 2 of 9 – 6 sq. ft. larger than allowed by code. Sign Committee approved all signs.

Sheet 7 of 9 – “Own your Tomorrow”.

Building is fully sprinklered.

Lou Romano – asked Peter TenKate if freestanding signs are permitted here. Peter TenKate responded yes.

Ralph Amato stated that this is the smoothest application he has seen in a while.

Francis Reiner asked if this is a prototype for Charles Schwab?

Mr. Hendrick stated that it could become one.

Francis Reiner stated that applicant could look at rear parking lot/adjacent property to resolve Fire Department issue.

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**Voting:**

Motion to approve request (Signs) by Mr. Amato, 2<sup>nd</sup> by Mr. Romano.  
In favor: Bellinger, Hook, Niland, Conte, Clark, Amato, Blitzstein, Romano  
Opposed:  
Abstained: Sicari

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**Voting:**

Motion to approve request (Site & Soil – **based on review w/Fire Dept.**) by Mr. Amato, 2<sup>nd</sup> by Mr. Blitzstein.  
In favor: Bellinger, Hook, Niland, Conte, Clark, Amato, Blitzstein, Romano  
Opposed:  
Abstained: Sicari

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**Voting:**

Approve Vouchers to be Paid. Motion to approve request by Mr. Blitzstein 2<sup>nd</sup> by Mr. Romano.  
In favor: Bellinger, Hook, Niland, Conte, Clark, Amato, Blitzstein, Romano  
Opposed:  
Abstained:

**Voting:**

Approve Minutes from Febuary 4, 2016. Motion to approve request by Mr. Clark, 2<sup>nd</sup> by Mr. Amato.  
In favor: Hook, Niland, Conte, Clark, Amato, Romano  
Opposed:  
Abstained: Bellinger, Blitzstein

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Planning Board Attorney

Francis A. Ciambrone, Esquire  
242 Oradell Avenue – Second Floor  
Paramus, NJ 07652  
(201) 967-0010 (201) 967-0011 fax

Planning Board, Planner

Francis Reiner  
DMR Architects  
777 Terrace Avenue, Suite 607  
Hasbrouck Heights, NJ 07604

Borough Engineer

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

Court Reporter

C/O Beth Calderone, C.C.R.  
77 Ottawa Avenue  
Hasbrouck Heights, N.J. 07604  
201-288-0277