

Paramus Planning Board Meeting
Thursday, January 20, 2022

Chairman Conte at 7:00 PM in the Council Chambers, called a regular meeting of the Paramus Planning Board in the Borough Hall on Thursday, January 20th, 2022.

Pledge of Allegiance

Councilman Kaiser

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

D. Niland
A. Scrivanich
K. Hook
Chairman Conte
Councilman Kaiser
Mayor LaBarbiera
J. Vergona
R. Voohris

Absent

W.S. Clark
A. Feorenzo
Vice Chairman Caminiti

Also Present

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

Resolution Voting:

Vote to approve **Resolution #22-01, Paestum, LLC**. Motion to grant request by Chairman Conte, 2nd by Mr. Niland.

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

Vote to approve, **Resolution #22-02, GCGS Associates, LLC**. Motion to grant request by Mr. Hook, 2nd by Mr. Niland.

<u>In favor</u>	<u>Opposed</u>	<u>Abstained</u>
2	0	0

Appearance:

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

This application was carried to this meeting from our 10.7.21 and 10.21.21 meetings. Applicant Attorney, Mr. Kohut updates the Board on this application. Mr. Kohut is working on securing an interested party who would be interested in the historical house, Van Dien Ruffgarten house and property. Mr. Kohut has been working with the County and requested for the application to be **carried** to the Board's **March 3rd, 2022 meeting**. The Board approved his request.

Appearance:

Applicant: BJ's Wholesale Club
30 Route 17 South
Block 501, Lot 5

**Block 502, Lots 9 & 2.02
Site Plan and Signage for a Fueling Station
(Carried from our February 6 & November 5, December 3,
2020 and January 21, July 1, 2021 meetings)**

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

This application was carried to this meeting from our 2.6.20, 11.5.20, 12.3.20, 1.21.21 and 7.1.21 meetings. Applicant Attorney, Mr. Kohut updates the Board on this application. Mr. Kohut advises that the applicant has **withdrawn** their **application for a gas station**. The applicant is looking to propose a propane filling station. Mr. Kohut would like to **carry** this matter to the Board's **March 3rd, 2022** meeting. The Board approved his request.

Hearings:

Applicant: **Joseph & Stephanie Spiloti
808 Carter Lane
Block 7409, Lot 2**

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

Discussion:

Applicant's attorney, Mr. Alampi describes this major soil movement for the property of 808 Carter Lane, Block 7409, lot 2 which is a single family home property. Mr. Alampi introduces Mr. Mark Martins, Engineer for the applicant who shares exhibit A-1, a color rendering of the lot. The applicant is proposing retaining walls on both side of the property. Mr. Martins explains the drainage plan for this property which would include patio drains and 3 seepage pits. Board Engineer, Mr. TenKate asks if the applicant would bring the left wall more towards the front of the property. Engineer states that they could do that. Board member, Mr. Niland asks

where the air pumps and mechanicals for the pool will be located? They will be behind the cabana along with the sump pump for the seepage pits. Chairman Conte inquires as to the flow of water on both sides because of the wall. Mr. Martins states that the retaining walls will help with the water flow. Mayor LaBarbiera asks about catch basins for the retaining walls? Mr. Martins states that they have a plan for catch basins. Board Planner, Mr. Hauben asks about the trees that are being removed, will they be replaced. Mr. Martins states that they are replacing, but cannot guarantee 1 to 1 replacement.

Voting:

Motion to approve **Joseph & Stephanie Spiloti, 808 Carter Lane** for a Major Soil Movement permit. Motion to grant request by Mayor LaBarbiera, 2nd by Mr. Scrivanich.

In favor
8

Opposed
0

Abstained
0

Hearings:

Applicant: **Paramus Ridgewood, LLC.**
677 Paramus Road
Block 6702, Lot 1
Preliminary & Final Major Site Plan
Bulk Variance
Signage
Proposed Convenience Store

Attorney: **Jason Tuvel, Esq.**
Tuvel & Prime, LLC.
2 University Plaza Drive Suite 109
Hackensack, NJ 07601
201-883-1010

Discussion:

Applicant's attorney, Mr. Tuvel describes this application for a convenience store at the corner of Paramus Rd and E. Ridgewood Avenue. The property is zoned for neighborhood business on a under sized lot fronting a County Road. This property butts the residential street of Douglas Drive. This application will be reducing the lot coverage and will include stormwater management. Mr. Tuvel introduces Mr. Matthew

Seckler, Engineer, Planner and Traffic Engineer for this applicant. Mr. Tuvel shares exhibit A-1, a google image of the property which has 3 frontages, Douglas Drive, E. Ridgewood Avenue, and Paramus Road. Exhibit A-2, a site photo exhibit shows the current conditions of the property which was a gas station from 1960s. Exhibit A-3, reflects a colorized version of the proposed Site Plan. The proposed store will have the frontage on Paramus Road with a 3,014 sq. ft building with 15 parking spots with 1 ADA parking spot. Mr. Seckler describes the storm water design which will have little impact on residents enhanced by landscaping with a six feet high fence. Lighting on the property will have two lights mounted on the building and pole LED mounted away from the residential area. There will be no lighting spray. Pertaining to signage the applicant met with the Sign Committee and complied with all the recommendations. The Committee recommend to lower the sign on the store and to remove advertising in the window. There will be a ground mounted sign on the corner of the property with landscaping around it. Mr. Seckler discusses traffic engineering stating that this intersection is very busy and his firm performed a traffic count. Mr. Seckler states that this type of store will not add to the traffic in the area, as most customers for this convenience store will be customers driving by. Mr. Seckler reviews store procedures pertaining to deliveries, number of employees, and operating hours. Mr. Seckler states that there are two spots on the proposed plan that are hard for the driver to back up. The applicant will therefore make these employee spots. Board Planner, Mr. Hauben asks if employee parking space # 1 is also proposed for garbage refuge pick up? Mr. Seckler states yes it is and the employee will move their vehicle when that pick up happens (1 or 2 times a week). Board Engineer, Mr. TenKate asks that on the site plan there it shows propane tanks. Mr. Seckler states that there is no propane station at this location. Dr. Bhatt, a Douglas Drive resident, representing the residents at 140, 144 & 148 Douglas Drive states that he feels that the building coverage is not being reduced. He further explains he feels that the buffer between the residents on Douglas Drive and the store is too close. Mr. Seckler states that the design of the building was intended to shield the residents from the property activity and make less of an impact on the residents of Douglas Drive. Mr. Seckler states that previous use, the gas station/repair shop used the area behind their building, closest to the residents. The intention was to place the proposed building in the corner of the lot. Resident, Mr. Ashil, Douglas Drive, inquired as to the proposed propane. Mr. Seckler states that there will be no propane exchange at this location. Mr. Ashil inquires as to the light over the rear door which faces the back of the residents. Mr. Seckler the light will be on motion detection. Mr. Schilling, 148 Douglas Drive, states that the bus stop on Paramus Road will be blocked. The applicant again states that any issues that existed previously will remain. The applicant has

reviewed this proposed site plan to Bergen County because it fronts on a County Road. The applicant attorney would like to carry this matter to another meeting. The Board agreed to carry this applicant to their February 17th, 2022 meeting.

(This application has been carried to our February 17th, 2022 in person meeting.)

Voting:

Approve Vouchers to be Paid. Motion to approve request by Chairman Conte, 2nd by Mr. Hook.

In favor
7

Opposed
0

Abstained
1

Voting:

Accept Minutes from January 6th, 2022 Meeting. Motion to grant request by Chairman Conte, 2nd by Mr. Scrivanich.

In favor
8

Opposed
0

Abstained
0

Planning Board Attorney

Mr. Stephen F. Pellino, Esq.
Basile, Birchwale, & Pellino, LLP.
865 Broad Avenue
Ridgefield, NJ 07657
201-945-8812

Planner

Mr. Francis A. Reiner, PP, LLA
Mr. Daniel Hauben, PP, AICP
DMR Architects
777 Terrace Avenue, 6th Fl, Suite 607
Hasbrouck Heights, N.J. 07604
201-288-260025

Board Engineer

Mr. Peter Ten Kate, P.E.
Boswell Engineering
330 South Phillips Avenue

South Hackensack, N.J. 07606
201-265-2100 ext 619

Court Reporter

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