

Paramus Planning Board Meeting
Thursday, February 3rd, 2022

Chairman Conte at 7:08 PM in the Council Chambers, called a regular meeting of the Paramus Planning Board in the Borough Hall on Thursday, February 3rd, 2022.

Pledge of Allegiance

Mr. Feorenzo

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. Feorenzo
A. Scrivanich
K. Hook
Chairman Conte
Mayor LaBarbiera
J. Vergona
R. Voohris

Absent

Vice Chairman Caminiti
Councilman Kaiser

Also Present

Maryellen Parente	Planning Board Secretary
Susan Bischoff	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 #22-03, Joseph & Stephanie Spiloti-808 Carter Lane**. Motion to grant request by Chairman Conte, 2nd by Mr. Scrivanich.

In favor
6

Opposed
0

Abstained
0

Hearing:

Applicant: Summit Health Management, LLC.
E. 282 Route 4
Block 902, Lot 3
Amended Site Plan
Tenancy

Attorney: Antimo Del Vecchio, Esq.
Beattie Padovano, LLC.
200 Market Street, Suite 401
Montvale, NJ 07645
201-799-2107

Discussion:

Applicant Attorney, Mr. Del Vecchio explains this application for Summit Health Management, LLC. as known as City MD, which is located on Route 4 next to Popeye's. The applicant came before this Board in 2016 for tenancy of the building. At that time, in order to secure the lease, they had to lease the full space of 9650 sq. ft. Summit Health Management did not need the entire space at that time, and therefore, they did not occupy the entire space. The applicant would like to add an endocrinology practice in that un-used space. Signage for this application has met with the ordinances of the town and therefore permitted. Mr. Del Vecchio introduces Mr. Alexander Lapatka, the Engineer for this applicant. Mr. Lapatka explains that what the applicant will be using the space for a medical practice that will be open Monday-Friday 8am-6pm. They have enough parking to accommodate the practice. The medical waste will be contained inside the building and be picked up by a private contractor. Chairman Conte asks if the applicant will make repairs to the parking lot on the northwest corner. Mr. Del Vecchio states yes, they will. Board member, Mr. Feorenzo asks if the applicant will continue to allow contractors to park their trucks behind the building. The applicant Attorney states that they will not. Board member

Mr. Niland asks if the practice will be open on Sundays. No, they will not be open on Sundays. Board Engineer, Mr. TenKate would like to make sure that the applicant is aware that they will need to know that they will have to make sure that the ADA parking meets code.

Voting:

Motion to approve **Summit Health Management, LLC**. Motion to grant request by Mayor LaBarbiera, 2nd by Mr. Scrivanich.

In favor

8

Opposed

0

Abstained

0

Hearing:

Applicant: Distributed Solar Operations, LLC. on behalf of Ikea
100 Ikea Drive
Block 1202, Lot 1
Preliminary & Final Major Site Plan
Solar Panels

Attorney: Gerald Salerno, Esq.
Aronshon Weiner Salerno & Kaufman, PC
21 Main Street # 100
Hackensack, NJ 07601
201-487-4747

Discussion:

Applicant Attorney, Mr. Salerno describes this application for Ikea which is proposing to add a solar panel canopy on the third floor of their parking deck. Mr. Salerno introduces Mr. William Vogt, Engineer for the applicant. Mr. Salerno introduces exhibit A-1, Site Plan. Mr. Vogt describes the plan showing that the solar panel canopy would cover 75% of the third-floor parking deck. Exhibit A-3, Proposed Site Plan, shows the canopy as it would cover the parking deck. As part of this application, the applicant will be replacing the ceiling lighting. They will be using the existing columns and will not be adding any additional columns. This is shown in exhibit A-4 which was introduced. Rain water and melting will be gathered via gutters and directed to the deck drains. The lighting plan will replace all the parking deck floors with LED lighting. The applicant is requesting a design waiver for exceeding the average lighting (foot candles) for a parking area. Mr. Salerno advises that for the safety of the patrons of the parking deck, the applicant feels that it is necessary. Chairman Conte asks if the existing columns will remain. Yes, the existing columns will

remain. Mr. Salerno states that Mr. Christopher Miller, Project Development Manager for Distributed Solar is present to answer any questions. Board member, Mr. Scrivanich asks about drainage. There will be 40 drains that exit to the ground. Mayor LaBarbiera inquires to lighting level? He would like to see if the lighting plan can have low level lighting going towards the outside of the parking deck. This applicant will be subjected to a 6-month review if any issues that need to be addressed or change will be by the Board. Mayor LaBarbiera also asks if sprinkler heads are required by code, then will the applicant comply? Mr. Salerno states yes. Chairman Conte mentions that the Police Department recommend that the applicant wants more security and a loud speaker. Mr. Salerno states that the applicant will comply and the cameras will be readjusted.

Voting:

Motion to approve **Distributed Solar Operations on behalf of Ikea**. Motion to grant request by Mayor LaBarbiera, 2nd by Mr. Scrivanich.

In favor
8

Opposed
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Abstained
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Hearings:

Applicant: **The Valley Hospital, Inc.**
599-611 Valley Health Plaza, 1 Valley Health Plaza,
E.120 & 140 Ridgewood Avenue, 622, 640, 650 & 670 Winters
Avenue, Block 5006, Lot 5.02, Block 6105, Lots 1 & 2, Block
6107, Lots 5 & 6, Block 6108, Lot 1, Block 6109, Lot 1, Block
6109, Lot 1, Block 6301, Lots 2 & 4
Amended Site Plan
Signage

Attorney: **Stuart D. Liebman, Esq.**
Wells, Jaworski, & Liebman, LLC.
12 Route 17 North
Paramus, NJ 07652
201-587-0888

Discussion:

(Mayor LaBarberia left the meeting at 8:10pm. Board Member, Mr. Niland recues himself from this application and leaves the meeting at 8:11pm)

Applicant's attorney, Mr. Liebman describes this application for Valley Hospital for their Signage Master Plan. All the signs proposed for this application are fully permitted. One sign, which will appear on three mounted walls, will need a variance. After meeting with the Sign Committee, the applicant has amended one sign where as the base was not as wide as the sign itself. The sign no longer needs a variance. Another sign that was discussed was the Campus Sign, which exceeds the height requirement. Mr. Liebman introduces Kenneth Coupe, Architect and A-1 Exhibit, Signage Master Plan with modifications of the locations of the wall signs and height of the two campus map signs. Mr. Coupe discusses how the applicant conducted a study of the size of the wall signs from a distance, size, height, and setbacks. The applicant is allowed to have a larger size wall sign, but the study showed that the size that they proposed was the optimum size. Mr. TenKate asks if the applicant understands that they will be under the 6-month review of the lighting for the signs. Mr. Liebman advises understood. Mr. Joseph Burgis, Planner for the applicant, testifies on behalf of the applicant. Mr. Burgis mentions the variances needed for the signs, as mentioned above. Mr. Burgis states that the C1 variance for the Campus Sign fits the scale of the campus and the extra foot proposed would be helpful, as visitors will be able to see the signs. Mr. Burgis testifies as to no substantial negative criteria for this application.

Voting:

Motion to approve **The Valley Hospital, Inc.** Motion to grant request by Mr. Scrivanich, 2nd by Mr. Feorenzo.

In favor
6

Opposed
0

Abstained
0

Voting:

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

In favor
6

Opposed
0

Abstained
1

Voting:

Accept Minutes from **January 20th, 2022** Meeting. Motion to grant request by Chairman Conte, 2nd by Mr. Scrivanich.

In favor

Opposed

Abstained

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