

Paramus Planning Board Special Virtual Meeting
Thursday, February 10th, 2022

Chairman Conte at 7:04 PM called a virtual/teleconference Special meeting of the Paramus Planning Board on Thursday, February 10th, 2022.

Pledge of Allegiance

Vice Chairman Caminiti

Statement of Notification

Board Secretary, Ms. Parente 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
Vice Chairman Caminiti
R. Voohris

Absent

Councilman Kaiser
J. Vergona

Also Present

Maryellen Parente	Planning Board Secretary
Donna Arnold, CCR	Court Reporter
Daniel Hauben	DMR Architect, Planner
Pete TenKate, P.E.	Boswell McClave Engineering, Board Engineer
Stephen Pellino, Esq.	Basile, Birchwale, & Pellino, LLP, Planning Board Attorney

Hearing:

Applicant: 650 From Road, LLC.
650 From Road
Block 6303, Lot 1
Major Preliminary & Final Site Plan
Conditional Use Approval
Major Soil Movement
Drainage Permit
Signage

Attorney: Allyson Kassetta
Prime and Tuel, LLC.
2 University Plaza
Hackensack, NJ 07601
201-883-1010

Discussion:

Applicant Attorney, Allyson Kassetta bring us back to some history with this property and the Planning Board. Ms. Kassetta reminds the Board that in June, 2020 the Board approved a new entrance for the office building on this property. Then in March, 2021, the Board approved a parking structure for the office building and in anticipation for this application. This application is for two residential apartment buildings, which will have retail space and garage parking on the ground floor. Ms. Kassetta introduced Mr. Edward Russo of Russo Development, who described how this application will fit in on this property. Mr. Russo states that the proposed apartments will be adjacent to the hospital and within walking distance to the Paramus Park Mall. Ms. Kassetta introduces the Engineer for the application, Mr. Robert Freud, who describes exhibit A-1 an aerial map of the property and describes the application. Exhibit A-2 is introduced showing the proposed residential plan, site improvements and landscaping improvements including the previously approved parking deck. There will be two apartment buildings, Building A which will have 86 units and Building B will have 123 units. The parking deck that was approved by the Board last year, would help the existing parking lot with parking spaces for the existing office, for the proposed apartment buildings, and the retail space that will be on the ground floors of the apartment buildings. This applicant has filed an application with the NJDEP pertaining to Flood Plane management. The applicant proposes a dog run by Building A. The proposed lighting would include a request for a design wavier for brighter lights at the corner of Buildings A & B for safety. There will be no spillage to other nearby properties. Board member Mr. Scrivanich, inquires about fire zones. The applicant Engineer showed the zones on the plan. Board Planner, Mr. Hauben asks for the applicant to

explain the 100 share parking spaces with the office building and how the turn over of the residents and retail customers. The applicant advises that the traffic Engineer will address this concern when they testify. Vice-Chairman Caminiti inquires as to the pipe drainage discharge going into a site-ditch on the property. Mr. Caminiti asks if this discharge into the ditch will affect the water table? The applicant Engineer states that there will be no impact on the water table. Mr. Caminiti asks if the applicant will submit a full drainage report on ground water table? Board Engineer, Mr. TenKate asks if the applicant will comply with soil borings? Yes, they will. Once the applicant gets the test results, they will be shared with the Board. The property will not be subdivided and the Mack Cali Drive easement will continue to exist. The applicant Attorney, Ms. Kassetta states that the paved way is to the easement. Mr. TenKate asks if the applicant will consent to having the sewer video inspected. Mr. Caminiti asks if the applicant will do any work that is required? Ms. Kassetta reminds the Board and the public that the applicant has agreed to pay the sewer maintenance fee of \$ 500,000, which was estimated to cover possible necessary repairs. Mr. Caminiti states that if the applicant can not come to an agreement about the sewer, they would have to come back to the Board. Mayor LaBarbiera reminds everyone that the new Borough Ordinance #2020-35 was enacted to re-assess the sewer maintenace fees so that applicants would be paying for repairs that might be necessary to the sewer system. Board Member, Mr. Feorenzo asks what is this ditch that we are referring to? The applicant Engineer states it is a ditch that provides drainage north to south. Mr. Stuart Liebman, Esq. Attorney for The Valley Hospital, Inc. makes an appearance to advise that his client has no objection to the application. Mr. Liebman introduces his letter addressed to the Board, which calls out concerns of his client. Mr. Liebman asks the applicant Engineer who will be maintaining the drainage ditch, cleaning the sproutbrook area? The applicant Engineer states that the applicant will cleaning the ditch. Board Member, Mr. Feorenzo asks where is this drainage ditch? Mr. TenKate state that the drainage ditch is located along the Garden State Parkway under Midland Avenue by Berkley College. The applicant Attorney introduces, Mr. Stuart Johnson, Architect for the project and introduces exhibit A-2 an illustrated view of the proposed mixed-use Buildings A & B. Building A will have a pool area which will be fenced in. Both buildings will have outdoor dining, club rooms, co-working spaces and game rooms. Exhibit A-2, an illustration west of From Rd, of Building B and of the elevator and lobby. Mr. Johnson describes that part of the ground floor will be parking which will be screened by punched windows. The mechanicals on the roof will also be screened. Mr. Johnson describes the signage for this proposed property. The applicant and its professionals met with the Planning Board's Sign Committee to review the variances that the applicant is requesting

pertaining to signage. The applicant is requesting a variance for the wall sign for buildings A & B. The proposed wall sign is 292 sq ft whereas 100 sq ft is permitted. This wall sign is the name of the community and their logo. Exhibit A-3 is introduced with the revised recommendations to the signage by the Sign Committee. The applicant reduced the space between the logo and the community name. The size of the letters for the name was reduced also. Mr. Johnson mentions that there are no three-bedroom units, however, they will offer one and two bedrooms with a den. The reason for the den, is that they wanted to offer residents a place to work from home and/or work out at home. These dens will not have a closet so that the residents will not be able to use the room as a bedroom. The property owner would also manage the use of this room with certificate of occupancy's and the property manager. Applicant Attorney, Ms. Kassetta mentions that the Borough's Office of Emergency Management asked if the applicant will be putting in generators? Ms. Kassetta states that the applicant will not. Mr. Johnson further explains that generators are not required. The applicant will offer a battery backup for the leasing center and game room for the purpose of offering the residents a place to go for heat/cooling and to charge their phones. Mr. Johnson state that the heat for the buildings are natural gas. Mayor LaBariera inquires if the applicant can do something more with the park between the two buildings? On the proposed plans there are outdoor tables. Mr. Russo, states that they can create an outdoor feature, i.e. like a band shell, music area or water park. Board member Mr. Niland asks if the roof will be used as a gathering place. There will be no access to the roof for anyone other than the staff of the property. Mr. Niland continues with a question regarding the generator. Does the generator supply heat/cooling to all of both buildings? No, it will supply heat to the club rooms and no where else. Mr. Niland asks will the pool have a life guard? Yes, it will. Mr. Niland then asks if all the occupants of the apartment will be on the lease? Yes, they will be. Board member, Mr. Hook asks if the property will have a hook up for a temporary generator? No, it will not. Mayor LaBarbiera asks if the Board can reference one of their other properties that are similar to this proposed project nearby that has been completed? Mr. Russo states in Ridgewood, NJ there is the Enclave and in Waldwick, NJ by the train station. Chairman Conte mentions that there have been good comments in newspaper articles about the Developer's Garwood, NJ project. Mr. Feorenzo mentions that it is a nice feature that the applicant will be offering heating and cooling areas for the residents when the power is lost. Board Engineer, Mr. TenKate asks if the applicant can put screening for the HVAC on the roof from the Ridgewood Road? Mr. TenKate also asks for wording regarding the den not being used as a bedroom in the lease agreement. Board Planner, Mr. Hauben asks how the applicant will comply with meeting the affordable housing requirements? Mr. Johnson

states that the applicant will make the affordable housing payment. Mr. Hauben asks about the monitoring of the den not being a bedroom. Can they change the size of the doorway to the den? Mr. Johnson states that the applicant will control by the lease. The Valley Hospital Attorney, Mr. Liebman asks if the application has any monument signs. Mr. Johnson states no, however, their application has approved way finding signage to direct pedestrian and vehicular traffic including directions as to where the hospital is located. Mr. Matthew Seckler, is introduced as the Traffic Engineer for the applicant. His firm performed a traffic impact study which included The Valley Hospital project adding to the traffic on the following intersections, Mack Cali Center Drive, From Road and Winters Road. He further explains that a multi-family unit with a mix of uses will not offer too much traffic, as residents will walk to work and shopping. Mr. Seckler also mentions that the Paramus Park Mall which includes Stew Leonard's will be within walking distance. The parking garage with it's gate will be able to accommodate 2-2.5 vehicles at the gate with no spillage to the road. The residents will get 1.5 spaces per unit. A-1 page shows the traffic light at the intersection for Mac Cali Drive and Winters Road. Board Engineer, Mr. TenKate asks Mr. Seckler if the applicant agrees to all the proposals in his report. Mr. Seckler states yes.

(This application has been carried to our April 7th, 2022 meeting.)

Voting:

Approve Minutes from **February 3rd, 2022** Meeting. Motion to grant request by Mayor LaBarbiera, 2nd by Chairman Conte.

In favor
7

Opposed
0

Abstained
0

Planning Board Attorney

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Planner

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Board Engineer

Mr. Peter Ten Kate, P.E.
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Court Reporter

C/O Mrs. Beth Calderone, C.S.R.
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