

Paramus Planning Board Meeting
Thursday, March 17th, 2022

Chairman Conte at 7:00PM in the Council Chambers, called a regular meeting of the Paramus Planning Board in the Borough Hall on Thursday, March 17th, 2022.

Pledge of Allegiance

Mr. Caminiti

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

A. Scrivanich

A. Feorenzo

K. Hook

Chairman Conte

Vice Chairman Caminiti

C. Philibosian

Absent

Councilman Kaiser

D. Niland

J. Vergona

Mayor LaBarbiera

R. Voohris

Also Present

Maryellen Parente

Planning Board Secretary

Beth Calderdone, CCR

Court Reporter

Dan Hauben

DMR Architect, 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 #22-06, Distributed Solar Operations, LLC. on behalf of Ikea.** Motion to grant request by Mr. Hook, 2nd by Chairman Conte.

In favor
4

Opposed
0

Abstained
0

Presentation:

**Presentation: Borough of Paramus Board of Education
West Brook Middle School
560 Roosevelt Blvd.
Block 5003, Lot 7
Storm Water Upgrades North Classroom**

**Presenter: Stephen Secora, Vice President, PE, PP
Lan Associates
445 Godwin Avenue
Midland, NJ 07432
201-447-6400**

Discussion:

The Planning Board was asked by the Borough of Paramus Board of Education to review the proposed plans to upgrade the storm water management at West Brook Middle School's north classroom. Mr. Stephen Secora, Vice President, Lan Associates who was asked by the Board of Education to correct a flooding issue at the north wing classroom. The plans propose to install a back-up trench with piping to two drains away from the flooding area. Board member, Mr. Feorenzo, who also served on the Borough of Paramus Board of Education, knows about this flooding area very well. Mr. Feorenzo asks if minimizing the pitch will also help with the flooding? Mr. Feorenzo states that the area gets so overflowed with water that it jumps the curb. Mr. Secora states that he was not told that was happening and they can certainly raise the grade to help. Board Engineer, Mr. TenKate states that he suggests to use smaller piping to prevent clogging. Mr. TenKate agrees that the minimizing the pitch will help with the flooding. Mr. Secora states that he will take the suggestions back to the project team.

Hearing:

Applicant: Two River Fitness, LLC.
299-319 Route 17 South
Block 3102, Lot 4
Tenancy

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

Discussion:

Applicant Attorney, Jennifer Berardo describes this application for tenancy pertaining to Two River Fitness, LLC. Two River Fitness offers guests cryotherapy, intravenous therapy and a general wellness center. This new business will occupy a store in the Cross Roads. This is a permitted use and the parking requirements will remain from the original Site Plan approval from the Planning Board in 2017 for the Cross Roads. Two River Fitness, LLC. will offer membership and will welcome walk ins. The signage will comply to the Borough code. Ms. Berardo introduces Ms. Kathleen Carlson, Two River Fitness, LLC. who describes that the business will be open Monday-Friday 10am-7pm, Saturday 10am-7pm and Sunday, 9am-12. They will service 15-25 clients per day. Board member, Mr. Hook asks if this type of use is allowed to be open on Sunday in the Borough of Paramus? Ms. Berardo reads the minutes from a Mayor and Council meeting of the Borough of Paramus, where Mr. Stuart Liebman, Esq., Partner at Wells, Jaworski and Liebman, LLP. inquired about this permitted use being allowed to be open on Sundays. Paramus Borough Attorney, Mr. Lagana found that this is a new age medical use and is permitted to be open on Sundays. Board Planner, Daniel Hauben asks if they will be servicing clients that are ill? Ms. Carlson states no, only well patients.

Voting:

Vote to approve, **Two River Fitness, LLC.**, Motion to grant requested by Vice- Chairman Caminiti, 2nd by Mayor LaBarbiera.

In favor
6

Opposed
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Abstained
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Hearing:

**Applicant: Fogo de Chao Churrascaria, LLC.
One Garden State Plaza
Block 301, Lot 5
Amended Site Plan
Exterior Renovations**

**Attorney: Robert Falkenstern, Esq.
The Law Offices of Stephen P. Sinisi, LLC.
2 Sears Drive
Paramus, NJ 07652
201-599-1600**

Discussion:

Applicant Attorney, Mr. Robert Falkenstern describes this application for a new Brazilian steak house at the Garden State Plaza which will take over the area which was previously occupied by Bar Louie. Mr. Falkenstern introduces Mr. William Page, Engineer for the applicant. Mr. Page states that the signage for the application will comply, being two colors, black and white. Mr. Page describes exhibit A-1, Site Plan. There are no variances with this application. The exterior renovations pertain to architectural features and glass windows. Board member, Mr. Hook asks if there will be outdoor dining? No outdoor dining.

Voting:

Vote to approve, **Fogo de Chao Churrascaria, LLC.**, Motion to grant requested by Mr. Hook, 2nd by Chairman Conte.

In favor
6

Opposed
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Abstained
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Closed Session

Discussion: GCGS Associates, LLC v. Borough of Paramus Planning Board

Board Attorney, Mr. Pellino advises the Board Members and its professionals regarding the recent filing of a lawsuit against the Board filed by GCGS Associates, LLC. The Board heard applicant GCGS Associates, LLC., From Road, Block 5304, Lot 2 at our 6.17.21, 9.2.21, 10.7.21 and 12.2.21 virtual/teleconference meetings. This application were asking for one variance pertaining to curb width.

Voting:

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

In favor
6

Opposed
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Abstained
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Voting:

Accept Minutes from **February 3rd, 2022** Special Meeting. Motion to grant request by Chairman Conte, 2nd by Mr. Hook.

In favor
6

Opposed
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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