

Paramus Planning Board Meeting
Thursday, April 21th, 2022

Chairman Conte at 7:12PM in the Council Chambers, called a regular meeting of the Paramus Planning Board in the Borough Hall on Thursday, April 7th, 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

A. Scrivanich
A. Feorenzo
K. Hook
Chairman Conte
C. Philibosian
R. Voohris
Councilman Kaiser
D. Niland
J. Vergona

Absent

Mayor LaBarbiera
Vice Chairman Caminiti

Also Present

Maryellen Parente	Planning Board Secretary
Susan Bischoff, 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

Hearing:

Applicant: Kids Empire, LLC.

**305 Route 17S
Block 3102, Lot 4.02
Amended Site Plan, Tenancy & Signage**

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

Discussion:

Applicant Attorney, Mr. Kohut introduces this application for a children's entertainment establishment in the newly built CrossRoads shopping plaza on Route 17 South. This application only requires one variance for a wall sign of 166 sq. ft., where 100 sq. ft. is permitted. This sign is less than 10% of the façade it is located on. Mr. Kohut mentions that the applicant met with the Board's Sign Committee on March 1st, 2022. Mr. Kohut introduces Mr. Benjamin Murphy, Eastern State Project Management. Mr. Murphy explains that Kids Empire is a climb and play children's entertainment location. Kid's Empire, LLC. does not allow for drop off of children, as parents will stay with the children. The applicant has one entrance with an emergency egress door in the rear. They will allow for reservations and walk-ins. Mr. Murphy explains that there will be no food preparation. If a customer has a party, they allowed to bring their own food, i.e. pizza, or bagels. Board member, Mr. Niland inquires if outside the store they will have any color lights? Mr. Murphy states no lighting outside, other than the signage. Mr. Kohut introduces Ms. Jacqueline Giordiano, the applicant Engineer. Ms. Giordiano states that there are no changes to the architectural or the parking, only signage. The parking requirements for this application complies. As with all Board applicants, this applicant is subject to the 6-month review of the lighting for their signage.

(Court Reporter, Susan Bischoff arrives at 7:20pm)

Voting:

Vote to approve, **Kids Empire, LLC.**, Motion to grant requested by Mr. Scrivanich, 2nd by Mr. Niland.

In favor
9

Opposed
0

Abstained
0

Hearing:

Applicant: Revicki Farms, LLC.
337 Spring Valley Road
Block 3102, Lot 4.02
Preliminary & Final Major Site Plan
Major Soil Movement

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

Discussion:

Applicant Attorney, Mr. Santo Alampi describes this application for the Revicki Farm property, which is 3 acres of land located on Spring Valley Road. The application mirrors the requirements of the Redevelopment Plan for this property approved by the Mayor and Council. There are no variances being sought and the application meets all bulk requirements. This application does include a Major Soil Movement application. The applicant is proposing 24 2-bedroom townhomes with private roads in and out of Spring Valley Rd. Mr. Alampi introduces Daniel LaMothe, the applicant Engineer from Lapatka Associates, LLC. A-1, a color rendering of the Site Plan. The Site Plan shows the townhomes all with 2-bedroom and 2-car garage units. There will be 5 buildings with 14 off street parking spaces and walkway though out the site. The plans include a new sewer main which includes new drainage, resulting in no property runoffs. Landscaping on the property will screen the buildings from surrounding properties. There will be a sign identifying the property, which will comply to Borough requirements. Board Engineer, Mr. TenKate mentions that the applicant is asking for a technical waiver for their lighting plan. This waiver is for lighting spillage. Mr. TenKate reminds the applicant that they are subjected to the 6-month review of the lighting. Board Planner, Mr. Hauben states that he recommends that the applicant continue the sidewalk on the south side of the property. Applicant Engineer, Mr. LaMothe states that there is not that much pedestrian traffic in that area. But if the Board wants the walkway, they can add it. At that end of the property there is a dead end or hammer head. Mr. LaMothe also mentions that there is a bridge or covert that clogs the flow of water in the stream. This bridge is protected by DEP and therefore, the applicant cannot remove it. Presently, the bridge clogs and creates a flooding situation. The applicant advises that the home owners association will take care of cleaning that bridge area. Chairman Conte asks about how much parking is available for the home owners and their guests? Mr.

LaMothe state that each home has a 2-car garage, with 2 spaces behind them, along with the 14 spaces on the site as, additional parking. Total number of spaces are 96 spaces, without counting the 14 additional parking and 2 EV parking spaces. RSIS recommends 56 spaces for a project such as this. Chairman Conte discusses that the Board Engineer has 57-line items on their report that they suggest to do, does the applicant agree to these items? Yes, the applicant does. Board member Mr. Philibosian inquires as to how the applicant will comply with affordable housing? Mr. Alampi states that the applicant will make payments in lieu of offering units. Board member, Councilman Kaiser inquires if these townhomes will be rentals or purchases? Mr. Alampi states that the applicant will make that decision when the project is completed, based on the housing market at that time. The property will be maintained by a Homeowners Association if they will be sold units, and if they are rentals, then the applicant will be responsible. Mr. Alampi states that the applicant has applied for a DEP permit. Board member, Mr. Feorenzo asks since the property will have their own garbage pick-up, the applicant will not seek reimbursement for the tax costs? Mr. Alampi states they will commit to it. Board Attorney, Mr. Pellino inquires as to charging stations? Board Engineer, Mr. TenKate states that the applicant should comply with the Borough Ordinance pertaining to charging stations. Resident, Josh Moskowitz, 323 Spring Valley Rd, voices his concerns about the lighting and if any trees can be added to make more of a buffer with the residents? Mr. Moskowitz also mentions that the brook on the property does flood. Mr. Alampi states that the applicant can add more landscaping. Board member, Mr. Niland recommends that the scrubs will be deer resistant. Mr. V. Shah, 320 Spring Valley Rd, expresses his concerns about this project. Mr. Shaw also advises the Board about the flooding on the property. A resident from 18 Clarkson Court makes mention about the flooding because of the bridge. The resident states that he called the County Executive office of Mr. James Tedesco to let them know about the flooding caused by the bridge. The resident mentions that there should be an investigation if measures need to be taken for this bridge or covert. Resident, Sarah Cohen, 15 Clarkson Court, mentions her concerns with this project. Ms. Cohen states that the grade for the property might be too high. She also has concerns about buffering the development from the current residents. Mr. Alampi states that the balcony on the townhomes in not in site of any of the surrounding homes. Applicant Attorney, Mr. Alampi, introduces Mr. Robert Zampolin, Architect for the applicant. Mr. Zampolin shares exhibit A-2, color 3-D proto type, front façade. There will be 5 buildings, 4 buildings will have 5 townhomes and 1 building will have 4 townhomes. This application followed the Redevelopment Plan approved by the Mayor and Council. The townhomes do not have any basements, as they are on a slab. Chairman Conte inquires as to the

sound of the hvac and will they be in the backyard? Yes, sound will be normal noises or lower. Board member, Mr. Niland asks about the den being used as a bedroom? Mr. Zampolin states that the den will not have a closet. Board member, Mr. Philiboisian states that wording can be included in the rental or sales documents regarding the den not being used as a bedroom. Resident, Mr. Shah, asks if these townhomes will be rentals or sales? As advised before, the applicant will be determined at the time of completion as to the market demands. Mr. Shah also asks if there will be generators or solar? There will not be generators or solar. Resident, Ms. Cleo Yannitasdes, 252 University Way, expresses her concerns if these townhomes are rentals, there might be issues as to the turn over of the renters and the effect that has on the neighborhood. Board member, Mr. Niland asks if the units are rentals who will be take care of the property? Mr. Alampi states that if the townhomes are rentals, the applicant will take care of the property, if they are sold, then the property will have a home owner's association. Mr. Alampi introduces John Corack, Traffic Engineer for Stonefield Engineering for this application. Mr. Corack confirms that this project is exactly as approved in the Redevelopment Plan adopted by the Borough's Mayor and Council. Mr. Corack refers to his report, dated 3.18.22, Parking and Traffic Assessment. There will be two driveways with full movements on the north driveway and south driveway will only have right in and out only, limiting conflict. After counting trip generating, the development is yielding a very low impact pertaining to traffic. The development will have a 24ft isle and no parking on the private street. The property will have 14 parking spots and 2 EV parking spots for visitors. The Board discussed about a traffic light. Mayor LaBarbiera reminds everyone that just because the traffic volumes meet State and Federal warrants for a light, that it would necessarily need a traffic light. Too many traffic lights can also slow traffic. Mr. Alampi made closing remarks for this application, advising that this application is what the Mayor and Council Redevelopment Plan approved for this property. The application has no variances and only one waiver for lighting spillage of a candle light. The Board reviewed all the conditions that would be in the resolution, if this application was approved, more greenery on south next to residents, earth tone fence, garbage, snow and maintenance of the bridge/stream will be the development's responsibility, no 3rd bedrooms, lighting subjected to a 6 month review, no right turn sign into the driveway sign, no parking sign on the properties, all conditions in the Board Engineer and the Board Planner's reports, and a monument sign only.

Voting:

Vote to approve, **Revicki Farms, LLC**. Motion to grant requested by Mr. Scrivanich, 2nd by Mr. Hook.

In favor
8

Opposed
1

Abstained
0

Voting:

Approve Vouchers to be Paid. Motion to approve request by Councilman Kaiser, 2nd by Mayor Feorenzo.

In favor
9

Opposed
0

Abstained
0

Voting:

Accept Minutes from **April 7th, 2022** Meeting. Motion to grant request by Councilman Kaiser, 2nd by Mr. Feorenzo.

In favor
9

Opposed
0

Abstained
0

Planning Board Attorney

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Planner

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Mr. Daniel Hauben, PP, AICP
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201-288-260025

Board Engineer

Mr. Peter Ten Kate, P.E.
Boswell Engineering
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South Hackensack, N.J. 07606
201-265-2100 ext 619

Court Reporter

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