

**Paramus Planning Board Meeting**  
**Thursday, May 5th, 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, May 5th, 2022.

**Pledge of Allegiance**

Mr. Scrivanich

**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  
Mayor LaBarbiera

**Absent**

D. Niland  
J. Vergona  
Vice Chairman Caminiti  
Councilman Kaiser

**Also Present**

Maryellen Parente	Planning Board Secretary
Donna Lynn Arnold	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: 99 Paramus, LLC.**

**681 Paramus Rd. & 143 W. Ridgewood Ave  
Block 6701, Lot 7  
Preliminary & Final Site Plan, Variance, Major Soil Movement  
Permit**

**Attorney: Bruce Rosenberg, Esq.  
Winnie Banta Basralian & Kahn, P.C.  
21 Main Street  
Hackensack, NJ 07601  
201-487-3800**

**Discussion:**

The Board previously heard this application at our 3.3.22 meeting. Board Attorney, Mr. Pellino updates everyone that opposing Attorney, Mr. Micheal Caulfield of Schepisi & McLaughlin, PA who represents Paramus residents, Robert and Carla Schneider and Jack & Donika Lita, is unable to attend this evening's hearing. The applicant Attorney, Mr. Rosenberg, the opposing Attorney, Mr. Caulfield and the Board have agreed to a special meeting for this application, so that the opposing Attorney, Mr. Caulfield can question the applicant's witnesses. The Board has determined that they will conduct a SPECIAL IN PERSON hearing, for Thursday, June 9<sup>th</sup>, 2022 at 7PM at Borough Hall, 1 Jockish Square. Mr. Caulfield will be given a transcript of tonight's hearing in preparation for that the special meeting. Chairman Conte advised that Mr. Caulfield's clients will not be able to ask any question during tonight's hearing, as their representation is not present. Mr. Rosenberg introduces Mr. Robert Gehr, Architect from Larson Design Group. He advises that he took comments from the last meeting and met with the applicant to make changes. Exhibit A-9, a revised architectural plan, shows how the stucco was replaced with earth tone textured building façade. He also scaled down the windows. The interior foot print inside did not change. The four closest resident properties were tested at the property lines pertaining to noise levels and visual impacts. The applicant found that the visual impact was well below NJ Code. The same was true of the noise level. Board member, Mr. Scrivanich asks how much was the noise was below? Mr. Gehr states they found at the furthest most house, was .35 dispels. Acceptable dispels is .44. Board member, Mr. Feorenzo asks about the top elevation what is the height? Mr. Gehr states 30ft. Mayor LaBarbiera states that at the last meeting the Board advised the applicant that they wanted the building to look more residential. Mr. Mayor gave an example of a CVS in Vernon, NJ. He also states that they discussed the roof line, and showed an example. Board member, Mr. Philibosian inquires as why the restaurant is not shown on the

google map. Board Planner, Mr. Hauben asks what the tower roof is for? Resident, Mr. Tyler Schiling, 148 Douglas Drive asks about the noise level for the proposed restaurant? The applicant does not have information about the restaurant tenant. However, the tenant would have to comply to the Borough ordinances pertaining to noise. Mr. Eric Schiling, 148 Douglas Drive, asks about noise level for the drive thru. Mr. Gehr states that there is an adjustment of the volume of the drive thru. Board Engineer, Mr. TenKate states that there is a Borough Ordinance of a six-month review of the menu board volume. Ms. Diana Janos, 697 Paramus Rd., is a drive thru permitted in a neighborhood business? Board member and Borough Commercial Zoning Office, Mr. Hook states yes. Mr. Craig Janos, 697 Paramus Rd., if the havac units from both proposed buildings will double the amount of noise? Applicant Architect, Mr. Gehr states no. Mr. Rosenberg introduces Mr. Andy Missey, application Engineer from Lapatka Associates. Mr. Missey is taking over as engineer on this application from Mr. Alexander Lapatka. Mr. Missey has reviewed the previous meeting transcripts for this application. Mr. Missey describes exhibit A-12 Revised Site Plan. The site improvements include: addition of a pedestrian walkway between the CVS and the restaurant, menu board screen, parking spaces reduced, and curb cuts were reduced. The new improvements decreased the impervious coverage. 80% is allowed, and this new revised plan has 54.9% impervious coverage. The applicant agrees to all the points raised in the Board's Engineer's report including testing the soil and submitting a storm water maintenance manual. The applicant is asking for a wavier pertaining to the lighting for the entrance for the CVS for safety reasons. The lights will be controlled by WiFi and therefore the applicant can adjust the lighting remotely. Mayor LaBarbiera asks if the applicant can reduce 11 parking spaces and enhance the buff near the residents to 20ft? Mayor LaBarbiera also mentions that the Board gave the applicant pictures of a more residential looking CVS from Vernon, NJ that would be a better fit for this location. Board Planner, Mr. Hauben asks why the Electric Vehicle charging stations are not located by the CVS. Mr. Missey states that the applicant requested them where they are located. Resident, Diana Janos, 697 Paramus Rd, asks about the storm water drain off running to the stream and damaging the wild life of deer and fish? Mr. Missey states that the site plan includes a rain guard feature with a bio swale which includes a water quality filter. This filter will be located in the site water detention system. There will be no direct runoff and therefore, the wild life will not be affected. Resident, Mr. Paul, 143 Douglas Dr. asks about the Bridge into Ridgewood that needing repairs and if that could be part of this? Mr. Paul states at the least the curb from the property should be continued to the bridge. Resident, Mr. Craig Janos, 697 Paramus Ave. asks if the applicant can install a 8ft fence on the resident's side? Mayor LaBarbiera advises

that the applicant would have to ask for a variance. Mr. Mayor suggested to the applicant Attorney that he can come back to the Board for that approval. Mr. Rosenberg introduces Mr. Jay Troutmen, Traffic Engineer, with McDough & Ray, who describes revised Site Plan A-12. Mr. Troutmen states that the County requested the exits to be reduced to a single lane, therefore reducing the curb cut. The exit on Ridgewood Ave, will have all turns and the exit on Paramus Rd. will have no left turn. The applicant will also update the current traffic signal at the corner of Ridgewood Ave and Paramus Road with the latest pedestrian signal. Mr. Troutman states that the vehicle queuing of vehicles will allow 7-8 vehicles to be in the drive thru. Board Member Mr. Voorhis mentions that a left turn into the lot, where Paramus Rd, narrows down two lanes into one lane is going to back up traffic to the intersection especially during peak hours 7-9am to 4-6 pm. Chairman Conte and Board Member, Mr. Philibosian states that there must be a better way to design. Mayor LaBarbiera mentions that the town will be enforcing the don't block the box at intersections. Chairman Conte recommends that the applicant ask the county about what the Board would like to see. Resident, Mr. Paul states that the traffic in the area are taking these roads to work and is concerned about the safety of the neighborhood. He also mentions that there has been no business of this scale has existed before. Resident, Mr. Tyler Schiling asks about the large trucks that need to come into the property for CVS. Will they have enough to navigate within the property? Mr. Troutman states that, applicant Engineer, Mr. Lapatka did allow for the trucks entering the site. Resident, Diane Janos, states that there is a lot of traffic in the area, the elementary school on W. Ridgewood Avenue, and feels that there should be no left turn into the property. Applicant Attorney, Mr. Rosenberg introduces Mr. Joseph Burgis, Planner for the applicant. Mr. Burgis states that this application has one single variance for the driveway width. C2 variance would apply for a 30ft. wide driveway entrance. This request would comply with part of the code and Master Plan of the Borough, whereas for the safety and efficiency movement of the traffic, it would be a public benefit to grant this variance. Mayor LaBarbiera recommends that the applicant comes back to the Board for a variance for the 8ft fence near the residents.

*(This application has been carried to a SPECIAL Meeting, June 9<sup>th</sup>, 2022.)*

<b>Hearing:</b>
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**Applicant: UE Bergen Mall Owners, LLC.  
Bergen Town Center-West Side  
Block 701, Lots 3, 4 & 7.01  
Preliminary & Final Site Plan, Variance & Signage**

## Four Story Medical Building

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

### Discussion:

Applicant Attorney, Mr. James Delia describes this application for the UE Bergen Mall Owners, LLC. Mr. Delia introduces Mr. Gregory Sanzari, Architect from Streetwork Studios who shares exhibit A-1, a site rendering, A-2 enlarged architectural site plan. Mr. Sanzari describes this proposed four-story medical office building with a tenant of Hackensack Meridan Health & Wellness Center. The plans include two new elevators in the existing parking garage. The proposed uses of the medical office building are an urgent care, an imaging center, medical offices and physical therapy offices. Mr. Sanzari introduces exhibit A-3, rendering of the proposed building. The roof top equipment systems will be screened. Exhibit A-4, is introduced showing a view of the proposed south west corner of the building. Chairman Conte asks if the traffic light staying? Mr. Sanzari states yes. Mr. Delia introduces Kate Ries, Landscaping Architect from Hyattsville, MD. Ms. Ries describes exhibit A-13, Planning Plan, showing the colors and shade of the trees proposed. Ms. Ries describes how the planting will screen the mechanics and offer a buffer area on the westside of the property. The Borough's Shade Tree Commission has reviewed the Planting Plan. Mr. Delia introduces Mr. Donald Ferrell, Vice President, Facilities, Capital Construction and Campus Development, Hackensack University Medical Center. Mr. Ferrell describes the proposed use of the building. Loading and unloading of supplies are going to be approximately 2-3 times a week. Medical waste will be stored inside and picked up by a service. The maximum number of employees is estimated to be around 50-75 and patients approximately 75. If a patient from the urgent care needs an ambulance, it will be scheduled, with no lights or sirens used. The building will also have a pharmacy to support the patient visitors so that they may go home with their prescription filled. Chairman Conte asks if the proposed building has a generator? Mr. Ferrell states that one of the elevators will have emergency power. Mr. Delia introduces, Mr. Daniel LaMothe, applicant Engineer. Mr. LaMothe describes exhibit A-8, and advises that the proposed building is actually reducing the impervious coverage of the lot. The cross walks will be controlled by the traffic light. The applicant also proposes one lane drop off. This property will be borrowing parking space requirements from Bergen Towne Center,

which has the parking garage. The parking garage is underutilized. There is a canopy for the ambulette area that goes over the property lot line. Also needed is a variance for parking isle width, where 26ft is required, 24ft is the actual width. Board member, Mr. Philibosian asks about the Zoning table pertaining to sq. footage for the part of the Bergen Towne Center that is in Maywood regarding parking sharing? Mr. Delia states that Maywood has no interest in any development or using the parking garage. Board Engineer, Mr. TenKate states that the applicant should have assigned parking for the doctors and nurses, as well as handicap parking spaces on the 1<sup>st</sup> floor.

*( This applicant has been carried to our June 16<sup>th</sup>, 2022)*

**Voting:**

Approve Vouchers to be Paid. Motion to approve request by Councilman Kaiser, 2<sup>nd</sup> by Mr. Feorenzo.

In favor  
8

Opposed  
0

Abstained  
0

**Voting:**

Accept Minutes from **April 21st, 2022** Meeting. Motion to grant request by Councilman Kaiser, 2<sup>nd</sup> by Mr. Feorenzo.

In favor  
8

Opposed  
0

Abstained  
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Planning Board Attorney

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Planner

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Board Engineer

Mr. Peter Ten Kate, P.E.  
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330 South Phillips Avenue  
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Court Reporter

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