

**Paramus Planning Board Meeting**  
**Thursday, June 2nd, 2022**

Chairman Conte at 7:06PM in the Council Chambers, called a regular meeting of the Paramus Planning Board in the Borough Hall on Thursday, June 2nd, 2022.

**Pledge of Allegiance**

Mr. Hook

**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  
K. Hook  
Chairman Conte  
C. Philibosian  
R. Voorhis  
C. Philibosian  
J. Vergona

**Absent**

Mayor LaBarbiera  
Vice Chairman Caminiti  
Councilman Kaiser  
A. Feorenzo  
D. Niland

**Also Present**

Maryellen Parente	Planning Board Secretary
Beth Calderone, 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

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**Resolution Voting:**

Vote to approve **Resolution #22-09, 650 From Road, LLC.** Motion to grant request by Chairman Caminiti, 2<sup>nd</sup> by Mr. Hook.

In favor  
4

Opposed  
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Abstained  
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**Resolution Voting:**

Vote to approve **Resolution #22-10, Kid's Empire, LLC.,** Motion to grant request by Mr. Hook, 2<sup>nd</sup> by Chairman Conte.

In favor  
5

Opposed  
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Abstained  
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**New Business:**

**650 From Road, LLC.-650 From Road. Block 6303, Lot 1-Extension of Approvals for Resolution # 2020-015.**

Applicant Attorney, Allyson Kassetta addresses the Board asking for an extension of approval for resolution # 2020-015, for her client, 650 From Road, LLC. This approval was for improvements and signage for the office building on the property. Pursuant to N.J.S.A. 40:55DD-52(a), the zoning requirements applicable to the site plan approval ( resolution ) first granted shall not be changed for a period of 2 years. However, the Planning Board may extend such period of protection for an extension of 1 year, and not to exceed 3 extensions. Ms. Kassetta states that the applicant would like request 1 year extension, expiring on 8/6/23.

**Voting:**

Vote to extend prior approvals granted by this Board in resolution **# 20-15, 650 From Road, LLC., Building Improvements and Signage for a period of one year.** Motion to grant request by Chairman Conte, 2<sup>nd</sup> by Mr. Scrivanich.

In favor  
4

Opposed  
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Abstained  
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**Hearing:**

**Applicant: Yeshivat Shalshet, Inc.**  
**W. 80 Century Road**  
**Block 1801, Lot 2**  
**Change of Tenancy**

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

**Discussion:**

Applicant Attorney, Mr. Rosenberg describes this tenancy application for a school for language-based learning disabilities, serving grades 2-5. Mr. Rosenberg introduces Ms. Shualmet Roth, who will be running the school. Ms. Roth states that the curriculum will be in line with the State of New Jersey's education plan. The school will be starting on September 20, 2022 and will begin with approximately 25 students and 15 staff members. The school will be a full-time school, being open from 8:15am-3pm with no afterschool programs. The school will be occupying the 2<sup>nd</sup> floor of the building with appropriate security. The school worked with the Borough Police Department and the Bergen County Sheriff's office. The M&T Bank has a drive thru in the rear of the building. The drive thru will not be open in the morning, however, the school's facility will be outside to bring students into the school. The same procedure will happen for student pick up. The staff will use an intercom system to release the students once parents arrive for pick up. The school will have no bus service. Mr. Andy Missey, Engineer for the applicant testifies with exhibit A-1, and A-2, Site Plan showing the large lobby area and showing the north eastly pick up movement, respectively. Chairman Conte asks if the applicant will make the necessary improvement to the parking lot recommended by the Borough Police Department in their report. The applicant Attorney states that the school is a tenant and cannot make the changes to the property. Chairman Conte states that as a new tenant, he is sure that the property owner will comply with making the recommended changes.

*(Board Member, Mr. Vergona arrives at 7:32pm)*

**Voting:**

Vote to approve, **Yeshivat Shalshet, Inc.** Motion to grant requested by

Mr. Scrivanich, 2<sup>nd</sup> by Chairman Conte.

In favor  
5

Opposed  
0

Abstained  
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**Hearing:**

**Applicant: Thirty-Five Plaza Associates, LLC.**  
**E. 65 Route 4 West**  
**Block 604, Lot 11**  
**Tenancy and Signage for Three Stores**

**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 tenancy and signage for three stores in the shopping plaza by Houlihan's. Mr. Delia introduces Mr. John Montero, Architect, who describes exhibit A-1, plan for Spega, a physical fitness studio, Radiant Wax, and Turning Point, a breakfast/lunch restaurant. Mr. Delia introduces Mr. Paul Casson, Principal of Thirty-Five Plaza Associates, LLC. Mr. Casson states that after the upgrades for the tenant fit out for the interior before they repair and restripe the parking lot. Mr. Delia introduced Mr. Daniel LaMothe, Engineer for the applicant. Mr. LaMothe explains that all three tenants have different parking needs based on their uses. There are 70 parking spots in the rear of the building, which never get used. The applicant will have the employees parking in these spots, allowing the parking in the front to be used for visitors to the site.

**Voting:**

Vote to approve, Thirty-Five Plaza Associates, LLC. Motion to grant requested by Mr. Hook, 2<sup>nd</sup> by Mr. Philiboisan.

In favor  
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Opposed  
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Abstained  
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**Hearing:**

**Applicant: The Vineyard School-Preschool, LLC.**  
**11 Park Place**  
**Block 5006, Lot 5.01**  
**Preliminary Approval-Tenancy, Parking Variance**

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

**Discussion:**

Applicant Attorney, Ms. Berado describes this tenancy application moving this pre-school and school from Midland Avenue, to 11 Park Place ( the old Retro Fitness building ). The Valley Hospital, Inc., a neighboring property has concerns about the application. The Valley Hospital's Attorney, Mr. Joseph Tauriello explains that they have met with the applicant and his Attorney regarding their concerns of the play area by the loading dock of the hospital. Ms. Berado states that the applicant would like to bifurcate the application. The applicant will request preliminary approval now, and come back for final approval after they have time to work on Valley Hospital's concerns. Ms. Berado introduces Mr. Samuel Bushara, Principal of The Vineyard School-Preschool, LLC. Mr. Bushara state that his school is montessori certified and is open from 6:30am-6:30pm. The location has six spots in front of the building in front of the building for drop off and pick up. The school has 18 employees but expect to have 25 working different shifts. The new school will have 11 classrooms all with their own bathroom. The school will have a security system and procedures. The other tenant of the building. We Rock Gym, is a special needs gym which operates 10am to 10pm. The applicant needed to get preliminary approval, so that they are able to get approval from the State.

*( This application is bifurcated or carried to our 7/7/22 meeting.)*

**Hearing:**

**Applicant: Chick-fil-A**  
**718 Route 17**  
**Block 6812, Lots 1 & 2**

## **Preliminary & Final Site Plan, Variance, Major Soil, Signage**

**Attorney: Gregory Meese, Esq.**  
**Price, Meese, Shulman & D'Arminio, PC**  
**50 Tice Boulevard**  
**Woodcliff Lake, NJ 07677**  
**201-391-3737**

### **Discussion:**

Applicant Attorney, Mr. Meese describes this application for a Chick-fil-A on the property previously occupied by the Fireplace. This application has several variances, a front yard setback variance, for the pick-up canopy, buffer distance to nearby residents and sign panel size. Mr. Meese introduces Mr. Vincent Kelley, the Engineer for the applicant. Mr. Kelley introduces Exhibit # A-1 and # A-2, showing the proposed site. This Chick-fil-A will have a dual driveway for ordering and pick-up, 6-8 seats inside, with no exterior seating. The site plan includes 64 parking spaces with three electric charging stations. To alleviate back up of the drive-thru traffic backing onto Route 17, the applicant has proposed a thru lane coming off of Route 17 leading into the site. Entering the site this way will reduce the amount of movements on the site. There will be no egress on East Firehouse Lane. Pertaining to the dual pick-up lanes, customers can order and pick up from Team Members. One canopy will be for ordering and the second, will be pick up. The design is for safer queuing. Mr. Kelley shares exhibit A-5, garbage truck circulation and exhibit A-6, Fire Truck circulation. The applicant is asking for waivers for parking spaces for 9 x 18ft and 26ft isle. They are also asking for 1 pylon sign, double-faced, asking for 10ft, when 8ft is permitted. This sign is for Chick-fil-A to share community events within the Borough. The applicant is asking for a technical variance, which prohibits the visibility of a menu board. The applicant has added greenery to enhance this visibility. Chairman Conte would like to know what the applicant will do differently than the Ramsey Chick-fil-A with regards to the traffic? Chairman Conte reminds everyone that Paramus has a high volume of traffic to begin. Mr. Kelley states that they wanted to address the traffic issue with the site plan. They put several features that will help with traffic overflow of the site onto Route 17. Firstly, they designed an access lane (or thru lane) off of Route 17 onto the site. They specifically designed the two-canopy order and pick up lanes for faster service. Mr. Kelley shares exhibit A-11, which shows the site's stacking. Mr. TenKate, Board Engineer asks about the trash enclosure, to make sure that there will be no pick up before 7am. Mr. Hauben, Board Planner, asks if there will be any barriers between two order/pick-up lanes. There will be no carriers.

*(This application has been carried to our 8/4/22 meeting.)*

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**Old Business**

**Discussion:**

**Closed Session: Discussion of GCGS Associates, LLC. vs Planning Board of the Borough of Paramus**

Board Attorney, Mr. Pellino discusses the pending litigation with Board applicant, GCGS Associates, LLC. Mr. Pellino updated the Board as to the progress of the case.

**Voting:**

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

In favor  
6

Opposed  
0

Abstained  
0

**Voting:**

Accept Minutes from **May 5<sup>th</sup>, 2022** Meeting. Motion to grant request by Chairman Conte, 2<sup>nd</sup> by Mr. Hook.

In favor  
6

Opposed  
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Abstained  
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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, 6<sup>th</sup> 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