

Paramus Planning Board Special Meeting
Thursday, June 9th, 2022

Chairman Conte at 7:00PM in the Caucus Room, called a SPECIAL meeting of the Paramus Planning Board in the Borough Hall on Thursday, June 9th 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
Mayor LaBarbiera
Vice Chairman Caminiti
R. Voohris

Absent

J. Vergona
Councilman Kaiser
D. Niland
C. Philibosian

Also Present

Maryellen Parente	Planning Board Secretary
Mary Baumann	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

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:

Applicant Attorney, Mr. Bruce Rosenberg continues this application by recapping what has been discussed previously pertaining to this application. The original application had plans to develop block 6701, lot 6, which is zoned residential, has been removed. The application is only for block 6701, lot 7, which is a neighborhood business zone. There is a 35 feet buffer to the south and the historic building which is 36 feet on the northerly part of the property. The original plan had three drive-thrus, and now there is one. The applicant has added a pedestrian walk between both buildings. Also, the applicant has added, at the suggestion of the Board, to increase the height of the fence, on the northerly side, by the residents. This will require a variance, whereas 6ft is permitted, the applicant will request 8ft. Mr. Rosenberg introduces Mr. Robert Gehr, applicant Architect, who shares the amended architectural plans. The plan changed the metal roof to a shingle roof, which includes a mansard roof. Mr. Gehr states that these changes create visual interest to the building. Board Mayor LaBarbiera states that the changes to Building A, the proposed CVS, are very nice. Mayor LaBarbiera asks what Building B will look similar? Mr. Gehr states that the applicant does not have a tenant, however, the design scheme will be the same to Building B. Mr. Michael Caulfield, Esq., opposing Attorney representing two residents addressed the Board to ask questions of the witness. Mr. Caulfield asks does any of the proposed signs light up? Mr. Gehr states that the menu and order board for Building B will light up. The board will have a 6ft fence with sound proofing. Applicant Attorney, Mr. Rosenberg introduces Mr. Jay Troutman, Traffic Engineer. Mr. Troutman states that Bergen County has been working with the applicant regarding the southbound curbing and the left hand turn into the site. Borough resident, Ernesto Schiling, 148 Douglas Drive asks about the left turn into the property? Mr. Troutman states that they are working on this issue with the County and at the next meeting, they will discuss how they will be addressing that concern. Mrs. E Schiling, 148 Douglas Drive, asks is this CVS the same height of the CVS located in Midland Park? Mr. Gehr states that he does not know the height of the CVS in Midland Park, but will research that question and

address it at our next meeting for this application.
(This application is carried to our 7/7/22 meeting.)

Old Business

Old Business Voting:

Approve the **Planning Board** to go into a **CLOSED Session** to discuss pending litigation, **The Borough of Paramus Planning Board vs GCGS Associates, LLC.**

In favor
7

Opposed
0

Abstained
0

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.

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Planning Board Attorney
Mr. Stephen F. Pellino, Esq.
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Planner

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Mr. Daniel Hauben, PP, AICP
DMR Architects
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Board Engineer

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Court Reporter

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

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