

BOARD OF ADJUSTMENT – BOROUGH OF PARAMUS

March 10, 2016

A meeting of the Board of Adjustment, in Borough Hall, was called to order at 7:30 by Chairman Caminiti.

PLEDGE

Led by Mr. Lagana

ROLL CALL

Present: Mrs. Gunderson, Messrs. Clark, Lagana, McKenna, Ricchiuti, Caminiti, Sheikh, DiNapoli

Absent: Mr. Putrino

Also present: John Ten Hoeve, Esquire

Valerie Frazita, Board Secretary

Beth Calderone, Court Reporter

Peter Ten Kate, Engineer

Mark Everett, Planner

NOTIFICATION

The Chairman announced that, in accordance with the Open Public Meetings Act, adequate notice of this meeting was given as follows:

Notice specifying time and place transmitted to the Record and Ridgewood News

Copy of notice posted on the public announcements bulletin board

Copy of same submitted to the Borough Clerk's office

PUBLIC HEARINGS: Commercial

The Chairman announced that Docket No. 7047 – 17th Century Corp has been postponed to April 28, 2016.

Docket No. 7052

Block 106 Lots 7 & 8

Additional storage parking

DCH Honda

11 MacKay Ave

James Delia, Esquire, representing applicant

Mr. Delia advised that propose to demolish existing office building and use for additional car storage – have existing variances – stack parking very typical – feel site suitable.

Alexander Lapatka, engineer. A-1 (colored site 10/6/15) Witness stated that 0.7 acres – BG and BIL – will remove all on Lot 7 and construct new parking lot – aisle in middle – two double stacked rows of cars – 68 spaces for a total of 75 spaces – driveway with gate will connect to used car lot. Increase of 250 SF of impervious – 8-1/2 x 17 space works for car storage. Employees will park at existing dealership – no spaces required for handicap.

Witness continued that runoff will drain into catch basin on Lot 8 – will provide seepage pit – stipulate will tie into existing drainage. Will be yew hedge next to street – will add one shade tree per Shade Tree – four 20 foot high LED poles – have waiver from BC Planning. Will consolidate Lots 7 & 8 – will repair dumpster, Lot 7 dumpster will be removed – will stripe – will clean up stacked garbage – total of 41 spaces than can be used – maximum employees at peak will be 5. Mr. Delia added that may be an occasional truck. Mr. Lapatka added that 6 foot high gate will be added to existing fence – no signage – 6-month review for lights.

In reply to Mr. Caminiti, witness said that light hours will be within Code – some security lights possible.

In reply to Mr. Lagana, he said that office building and parking lot are at rear of Lot 7 – Mr. Lagana suggested more landscaping – witness replied that would have to shift parking lot.

Mr. Lapatka advised Mrs. Gunderson that yews would be 24-30 inches in height – will soften view of cars- gate will be manual.

Witness advised Mr. Sheikh that trees will be shown on site plan for the record – dumpster will be removed from Lot 7 and new one on Lot 8. Mr. Ten Kate was concerned with conditions on Lot 8.

In reply to Mr. Everett, Mr. Lapatka explained use of LED lights – more even lighting pattern – lot less noticeable.

Hennessy 32 MacKay, questioned notification and where prep work done. Added that dealer has always been a good neighbor.

Hernandez, 27 MacKay question level of parking lot and fence.

Donna Holmqvist, planner. Described site and area – Lot 7 has vacant office building – Lot 8 has prep area and garage with bays – parking area will be screened – no access from MacKay onto Lot 7 – no negative impact – has existing non-conformities.

Hernandez, 27 MacKay, advised that is problem with water when cars are washed – dealership gets bigger and bigger – no need for gate. Mr. Lapatka explained that Lot 7 will be pitched to new inlet at SE corner of Lot 8 – will reduce amount of run-off. Gate is to prevent cut thru from Route 4. Pavement will be graded for run-off and catch basin. Mr. Delia added that when work at dealership is completed, “lions share” of washing will be done there. Mr. Ten Kate said would look at car washing water. Mr. Lam added that all detailing will be moved to the Pleasant Avenue facility.

In reply to Mr. Lagana, Mr. Delia said will leave lighting pattern up to Mr. Ten Kate.

Motion by Lagana, seconded by Clark, to approve application with conditions.

FOR: Clark, Lagana, McKenna, Ricchiuti, Gunderson, Caminiti, Sheikh

OPPOSED: None

MOTION CARRIED.

NEW BUSINESS: Annual Report

Mr. Caminiti spoke on Report – would like Council to look at pool setbacks – discussed FAR applications in 2015.

NEW BUSINESS: Resolutions

Docket No. 7050 – Valley Hospital

Motion by Caminiti, seconded by Gunderson, to approve

FOR: Clark, Lagana, McKenna, Gunderson, Caminiti, Sheikh,

OPPOSED: None

MOTION CARRIED

Docket No. 7048 – Gourmanoff Appeal

Motion by Caminiti, seconded by Gunderson, to approve

FOR: Lagana, Ricchiuti, Gunderson, Caminiti, Sheikh, DiNapoli

OPPOSED: None

MOTION CARRIED

NEW BUSINESS: Minutes

Motion by Caminiti, seconded by Sheikh, to approve February 25, 2016, minutes

FOR: Clark, Lagana, McKenna, Gunderson, Caminiti, Sheikh

OPPOSED: None

MOTION CARRIED.

ADJOURNMENT

There being no further business to come before the Board, it was moved by Mrs. Gunderson, seconded by Mr. Lagana, that the meeting stand adjourned. Meeting adjourned 9:00. Respectfully submitted .

