

**BOARD OF ADJUSTMENT – BOROUGH OF PARAMUS**

**PUBLIC HEARING**

**April 28, 2016**

**7:30 – Council Chambers**

**APPLICATIONS WILL BE CALLED AS DETERMINED BY THE CHAIRMAN**

**PUBLIC HEARINGS: Residential**

Docket No. 7055

Block 5813 Lot 14

Vuolo

395 Chestnut Street

Retain a 16 by 32 foot inground swimming pool installed without permits:

Sec. 429-34 Minimum rear and side yard setback 20 feet for pool – existing 18.1 from rear line  
and 18.8 from side lot line.

Affidavit of Notice filed

**PUBLIC HEARINGS: Commercial**

Docket No. 7039-Site

Block 5716 Lots 8 & 9

Baghal

278, 280 E. Midland Ave

Site plan and variances to construct a day care facility contrary to:

Sec. 429-35 Private drive to business not permitted

Sec. 429-37 Maximum curb cut 20 feet – 42.3 feet proposed

Sec. 429-38 Maximum wall height 3.5 feet – 6.5 feet proposed

Sec. 429-44 Maximum impervious 50% - 57.2% proposed

Sec. 429-69 Minimum parking required 59 – 55 proposed

Sec. 429-72 Minimum number of loading spaces 1 – 0 proposed

Sec. 429-73 Minimum planted area 20% - 7.0 % proposed

Sec. 429-75 Minimum planted buffer area 50.4% - 27.8% proposed

Minimum distance to residential 100 feet – 25.1 feet proposed

Sec. 429-76 Minimum planted buffer area width 35 feet – 7.5 and 25 feet proposed

**SIGNAGE**

Sec. 429-134 Monument and wall sign not permitted

Sec. 429-76 Maximum sign colors permitted 4 – 8 proposed

**CONTINUED FROM MARCH 24, 2016.**

Docket No. 7047

Block 2502 Lot 13

17<sup>th</sup> Century Corp

141 Route 17 South

Application to subdivide tenant space and construct entrance canopy, stairwell, revised signage (Just Pups) and new parking spaces contrary to:

- Sec. 429-106 Maximum building coverage 25% - 30.5% existing, 30.6% proposed  
Maximum building coverage 32,862 SF permitted – 39,861 SF proposed  
Minimum parking from ROW 15 feet – 15 feet existing – 3 feet proposed
- Sec. 429-66 Maximum FAR permitted .35 - .39 existing - .391 proposed
- Sec. 429-69 Minimum parking spaces required 257 – 224 existing – 228 proposed
- Sec. 371-24 Minimum parking stall 9 x 19 – 9 x 17+2 and 9 x 18 proposed  
Minimum drive aisle width 26 feet – 26 feet existing – 24 feet proposed

Wall Signage

- Sec. 429-134 Wall sign on adjacent tenants wall not permitted
- Sec. 429-136 Maximum wall sign projection permitted one foot on one end and three feet on other -  
proposed +- 7 feet (Just Pups) - proposed +- 7 feet (Puleo) – proposed +- 7 feet (UFC)  
proposed +- 7 feet (Bo)

Pylon sign

- Sec. 429-135 Maximum sign area permitted 36 SF – 72 SF existing – 96 SF proposed
- Sec. 429-139 Non-conforming sign shall not be reconstructed or enlarged - changes proposed

**NOTE: Insufficient information on sign colors.**

**POSTPONED FROM MARCH 10, 2016**

**NEW BUSINESS: Approve Bills**

**NEW BUSINESS: Minutes**

April 14, 2016.

**NEW BUSINESS: Resolutions**

**ADJOURNMENT**