

BOARD OF ADJUSTMENT – BOROUGH OF PARAMUS

April 14, 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, Putrino (arr. 8:45)

Absent: Mr. DiNapoli

Also present: John Ten Hoeve, Esquire
Valerie Frazita, 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

NEW BUSINESS

Mr. Ten Hoeve advised the Board that attorney for Docket No. 7054 – Wanat – has requested permission to return to the Board with a revised application. The Board said is acceptable.

Mr. Ten Hoeve also discussed requests for extensions of time – will advise that must have a noticed hearing so public can attend.

PUBLIC HEARINGS: Commercial

Docket No 7051

Block 4110 Lots 16 & 17
Four 2-story town house buildings.

GLFC Realty

W. 102 & 106 Midland Ave

Carmine Alampi, Esquire, representing applicant.

APPLICATION CONTINUED FROM FEBRUARY 25, 2016 – TRANSCRIPT READ.

Mr. Alampi advised that architect spoke when last appeared in February – heard concerns – made some revisions, eliminated some variances – reduced scale and changed to 16 units.

Mr. Caminiti explained meeting procedure to public.

Martin Santini, architect. A-5 (arch plan 3/25/16) A-4 (aerial) Mr. Santini told Board that deteriorated conditions presently on site – 3 existing curb cuts, one proposed – two acre site, R-100 zone – presently commercial/residential use – 245 feet on Midland – flat site – have one and two story deteriorating structures on site with two to three apartments on one building – proposing a more-compatible land use. A-4B (photo of overview of site) A-6 (colored landscape 10/27/15)

Mr. Santini continued that proposing four buildings, 40 x 90, containing four residential units of two stories – will be 20 feet separating buildings – feel more compatible with neighborhood – 9 visitors parking spaces, one handicap – dumpster to rear containing one trash and one recycle – two bedrooms and den in each unit – will be buffer and fence by Evergreen – major improvement.

Mr. Santini described units – garage and parking in driveway – covered porch – First floor has interior foyer with stairs to second floor – have dining room, living room kitchen with breakfast island – glass door to deck of 90 SF – bay window in each end unit – have optional one person residential elevator. Interior units do not have side windows – 930 SF floor size – 1860 SF total both floors.

Second floor has master bedroom and bath – balcony and second bath – also has non- enclosed den as functional open space – 9 foot ceilings – glass door to “step out” balcony – second floor laundry room. Have front porch element – rear is brick and siding – deck off each kitchen – exterior will be brick, wood trim and “honest” material. A-7 (colored rendering) Will be columns supporting front covered porch – interior units will have arched windows and step-out balcony – will not see garage doors. Many architectural benefits – scale and character a major benefit – more green space – subdued parking, better image – will remove unattractive land use – have eliminated front gate.

In reply to Mr. Caminiti, witness said that basement has mechanicals – full basement – not planned to be finished – seven feet high – stair access – will not be habitable space. Wall at end units will have breaks and definition.

Mr. Putrino questioned the possibility of making den into bedroom – obviously could be done. Mr. Santini said could be used as bedroom. He also replied that location of A/C units has not been determined at this time.

In reply to Mr. Lagana, Mr. Santini said that width of road is 25 feet.

Mr. Ricchiuti commented that with twenty feet between buildings, will be almost looking into each other’s windows. Witness said could be spaced out further although 20 feet is sufficient.

Mr. Santini advised Mr. Ten Hoeve that units will not be rentals. Will have two colors of brick, darker on base, wheat color above – white trim – horizontal cement panels.

Hickey, 474 Kossuth, questioned “beneficial”, rear yard common area, maintenance and barrier at Evergreen. Mr. Alampi replied that will be master deed with restrictions on common area. Mr. Ten Hoeve added that Board can add conditions.

Trapp, 123 Midwood, questioned existing conditions, den area, Master Plan, sprinklers and elevator. Nickles, 431 Spring Valley Road, questioned handicap accessibility.

Luciu, 99 Morningside, questioned first floor.

Sondej, 465 Kossuth, questioned visitors parking.

Toppo, 119 Midwood, questioned flooring, homes in area, number of people in each unit.

Kolbeg, 151 Midland, questioned “functional design” of units

Niland, 80 Oxford, questioned visitors’ parking.

Matteo, 450 Evergreen, questioned elevator

Vogel, 168 Morningside, questioned height

Mathew Clark, engineer. A-8 (site plan rev. 3/23/16) A-9 (drainage calcs 3/23/16) Mr. Clark advised that had eliminated some variances – reduced to 4 units – relocated refuse enclosure - six foot black aluminum fence. Consulted with Fire and will be gate at end of cul de sac for fire truck access. Proposed outside of flood hazard area – fairly flat site – sheet drain to brook, north to south – decrease in impervious – no detention areas required – proposed will slow down rate of runoff – reducing impervious to 33,000 SF – roof drains into inlet system – will tie into sewer at Midland. Will make application to Bergen County Soil – providing proper sight distances.

A-10 (soil movement plan 3/23/16) Mr. Clark continued that cut will be 1579, fill 949, with 5025 total movements. Soil will be removed for basements.

In reply to Mr. Caminiti’s question on visitor parking, Mr. Clark said that use 2.3 spaces per house – proposed meets requirements.

Mr. Putrino asked witness to compare with single family homes. Mr. Clark said could get in 6 homes with 4-5 bedrooms but homes may not be permitted along Brook. Mr. Putrino also questioned gate material and soil testing for contaminants.

Mr. Lagana questioned size of curb cuts by units and putting in handicap spaces by units.

Mrs. Gunderson discussed driveways.

Mr. Clark discussed gate for fire trucks.

Mr. Ricchiuti asked if could eliminate overnight parking at visitors area.

A-11 (survey) Witness said applicant agrees to Mr. Ten Kate's conditions of repairing sidewalks on Midland, no garbage pick up before 7:00, obtain drainage permit. Mr. Ten Kate also questioned consolidating lots.

In reply to Mr. Everett, Mr. Clark said drive aisle width complies.

Resident, 462 Kossuth, questioned impact of drainage on Kossuth.

Niland, 8 Oxford Court, questioned street width and street parking.

Tsai, 458 Evergreen, questioned visitor parking, fire trucks, sump pumps, lighting in parking lot.

Nickle, 431 Spring Valley Road, questioned variances, flood plain and garbage truck turn arounds

Uber, 23 Engle Road, questioned basement excavation.

Niland, 291 Chestnut, questioned street parking, dump trucks during construction and runoff.

Trapp, 123 Midwood, questioned dumpster enclosure and fire gate.

Lukasewski, 110 Midland, questioned pitch on site.

APPLICATION CONTINUED TO JUNE 9, 2016.

NEW BUSINESS: Resolutions

Docket No. 7053 – Safari Energy

Motion by Gunderson, seconded by Clark, to approve

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

OPPOSED: None

MOTION CARRIED.

NEW BUSINESS: Minutes

Motion by Clark, seconded by Lagana, to approve March 24, 2016, minutes

FOR: Clark, Lagana, McKenna, Ricchiuti, Gunderson, 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. McKenna, that the meeting be adjourned. Meeting adjourned 11:00.

Respectfully submitted:

Valerie Frazita, Board Secretary

