

BOARD OF ADJUSTMENT – BOROUGH OF PARAMUS

JUNE 9, 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. Sheikh

ROLL CALL

Present: Messrs. Cirillo, Lagana, Ricchiuti, Caminiti, Sheikh, DiNapoli, McKenna (7:45)

Absent: Mrs. Gunderson, Mr. Putrino

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

PUBLIC HEARINGS: Residential

Docket No. 7062

Block 4411 Lot 4
Sunroom addition.

Sanjev

E 144 Midland Avenue

Sprinivasa & Gupta Sanjev sworn.

Mr. Sanjev advised Board that wants to convert deck to sunroom – having problem walking .

Mr. TenHoeve explained that requires variance because Ordinance calls out any addition to home and office – expansion of either triggers need for variance.

In reply to Mr. Caminiti, resident said that proposed not larger than deck – will be 4-seasons room with heating, etc – addition only on residential side.

Jacob Solomon, architect. Stated adding an 11 x 24 deck to proposed sunroom. No variances required. No portion of addition will be used for dental office.

Motion by Ricchiuti, seconded by DiNapoli, to approve
FOR: Cirillo, Lagana, Ricchiuti, Caminiti, Sheikh, DiNapoli
OPPOSED: None
MOTION CARRIED.

Docket No. 7063

Block 505 Lot 4.01
Pool and gazebo

Breen

55 Helen Avenue

Stuart Liebman, Esquire, representing applicant.

Stated that property was subdivided, house built – requesting pool and gazebo – unique property, corner lot – unimproved paper street, two front yards – small rear yard – two vacant lots at rear – not visible to area.

In reply to Mr. Ten Hoeve, Mr. Liebman said that client created subdivision – no one uses paper street.

Perry Franzel, engineer, planner. Described property – gazebo proposed at NW, 16 x 32 pool at NE with walkway, equipment at NE corner. A-2 (photos) Described variances – small rear yard – not visible from area – gazebo is columns with roof – have seepage pit on property – no adverse impact on drainage – feel hardship with property – no adverse impact to surrounding area.

Mr. Caminiti suggested turning existing patio back to grass. Witness replied that will replace patio with pervious pavers – would track grass into pool. Mr. Caminiti continued that had concern that not lined up with house – five foot setback is a lot to ask for – could shrink gazebo to line up with house.

In reply to Mr. DiNapoli, witness said that vacant area behind pool – single family dwelling to south – about 10 foot setback for dwelling at south.

In reply to Mr. TenHoeve, Mr. Franzel said that permeable pavers have built in spacers for drainage.

In reply to Mr. McKenna, witness said could install a second drainage system if have problem.

Mr. Liebman advised Board that will do better calculations on drainage and correct system if necessary.

Mr. Ricchiuti suggested flipping the pool and gazebo to get 10 feet from rear. Mr. Liebman said would be more visible to public – best location for sun.

Mr. Caminiti advised that need to get gazebo 10 feet off the line and lined up with house. Mr. Lagana wanted to see more landscaping.

Mr. Liebman proposed that gazebo be in line with house and 10 feet from property line – gazebo would be 20 be 25 – 7 foot rear yard – trees along gazebo side.

Motion by Cirillo, seconded by Lagana, to approve with 20 x 25 foot gazebo 10 feet from line, 7 foot rear yard, trees on south side , seepage addition discussion with Ten Kate

FOR: Cirillo, Lagana, McKenna, Ricchiuti, Caminiti, Sheikh, DiNapoli

OPPOSED: None

MOTION CARRIED.

PUBLIC HEARINGS: Commercial

Docket No. 7051

Block 4110 – Lots 16, 17

Townhouses.

GLFC Realty

Midland Avenue

Continued from April 14, 2016.

Carmine Alampi, Esquire, representing applicant.

Mr. Ten Hoeve announced that Messrs. Cirillo and DiNapoli had read transcript and signed certification.

Mr. Alampi stated that Board had heard engineer and architect – made adjustment to site plan for guest parking and prepared booklets to advise public. A-12 (colored booklet)

Mathew Clark, engineer. A-13 (rev. site with guest parking) Mr. Clark stated that added 4 more visitors parking, now 13. A-14 (gate exhibit) Spoke with Fire Prevention on rear gate – will be Jerid type 6 foot high sliding gate on estate style fence – only emergency vehicle can access.

Trapp, 123 Midland, questioned fence and snow in cul de sac by gate

Parr, 458 Kossuth, questioned emergency vehicles coming in from Midland

Matteo, 450 Evergreen, questioned power loss for gate
Tsai, 458 Evergreen, questioned new guest spaces

Mathew Seckler, traffic engineer. Advised new traffic signal is a five-phase operation – 35 mph on Midland – 10-15,000 vehicles per day - used Trip Generation Manual – morning peak 10 cars from site – night peak 9 entering site – minimal amount of trips – did study on Cardinal Place cul de sac – used these numbers on latest plan – found one car every 6 minutes – modest amount of activity - signal creates gaps in traffic but traffic backs up -.

Witness continued that used RSIS standard for parking – two-bedroom 23 spaces – 37 would be required, 45 proposed – each unit has two spaces – circulation safe and efficient – room to back out and turn around – morning peak 7-800 car by site – 100 trips would be considered “negative” impact – safe and efficient access – reduced intensity – positive to have rear gate to prevent driving through. A-15 (traffic report 10/30/15)

Mr. Ten Kate questioned safety of left turn - had concerns. Witness explained that would have to be a courtesy act if backed up – no different from any other street in area.

Mr. Ten Hoeve asked if would consider limiting to right turn only. Mr. Alampi said would not object – might be difficult.

Miele, 42 Kossuth, questioned traffic backing up and existing site.
Revicki, 462 Kossuth, questioned traffic on Country Club Road.
Toppo, 119 Midwood, questioned traffic lights, trip generations, single family homes.
Matteo, 450 Evergreen questioned study on Cardinal Place.
Capone, 465 Evergreen, questioned schools in area and accidents.
Chung, 427 Abbott, questioned traffic counts and accidents.
Sondej, 465 Kossuth, questioned curb cuts and visitors parking.
Kolbig, 151 Midland, questioned parking on Midland, peak hours and sun glare
Tsai, 458 Evergreen, questioned driveway distance between traffic light
Van Straten, 480 Kossuth, questioned traffic
Rusenian, 159 Windsor, questioned “standards” and parking.
Hickey, 474 Kossuth, questioned church and traffic lights.
Lukasewski, 110 Midland, questioned bus stops, courtesy traffic gaps
Locicero, 30 Alden Road, questioned parking, sidewalks, snow removal holiday traffic accidents and traffic back up.

APPLICATION CONTINUED TO JULY 21, 2016.

NEW BUSINESS: Resolutions

Docket No. 7057 – NTH8
Motion by Lagana, seconded by Mr. Kenna, to approve
FOR: Cirillo, Lagana, McKenna, Caminiti, Sheikh, DiNapoli
OPPOSED: None
MOTION CARRIED.

Docket No. 6034-A – 175 Paramus Road
Motion by Cirillo, seconded by Caminiti
FOR: Cirillo, Lagana, McKenna, Caminiti, Sheikh, DiNapoli
OPPOSED: None
MOTION CARRIED.

NEW BUSINESS: Minutes

Motion by Caminiti, seconded by Cirillo, to approve May 26, 2016, minutes

FOR: Cirillo, Lagana, McKenna, Caminiti, Sheikh, DiNapoli

OPPOSED: None

MOTION CARRIED.

ADJOURNMENT

There being no further business to come before the Board, it was moved by Mr. Lagana, seconded by Mr. McKenna, that the meeting be adjourned. Meeting adjourned 11:00.

Respectfully submitted:

Valerie Frazita, Secretary

