

**BOARD OF ADJUSTMENT – BOROUGH OF PARAMUS
MAY 12, 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, McKenna, Ricchiuti, Caminiti, Sheikh, DiNapoli

Absent: Mrs. Gunderson, Mr. Putrino

Also present: John Ten Hoeve, Esquire

Valerie Frazita, Secretary

Donna Arnold, 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 administered the oath to new Board member Joseph Cirillo

PUBLIC HEARINGS: Residential

Docket No. 7059

Block 6001 Lot 3

16 x 32 inground pool.

Trione

663 E. Beverwyck

Emil Trione sworn.

Stated requesting a 16 x 32 inground pool and patio – requires several variances – patio is on right side of pool at end of stairs. Mr. Caminiti added that cannot move patio as is next to pool.

In reply to Mr. Ricchiuti, applicant said paver patio is existing, pool is proposed.

Motion by Ricchiuti, seconded by Lagana, to approve

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

OPPOSED: None

MOTION CARRIED.

Docket No. 7061

Block 6005 Lot 1

Garage and addition

Lipari

643 Falmouth Ave

Frank Lipari & Daniel Dressel, architect, sworn.

Mr. Dressel advised is cape presently, proposing second level with two-car garage – side yard 6.8 feet – shortened second level so does not encroach.

In reply to Mr. Caminiti, he said that all of second floor is new.

In reply to Mr. Sheikh, Mr. Dressel explained that cantilever in rear but is within Ordinance.

Mr. Lagana suggested a single door on garage to which witness replied interior width needed for car mirrors, etc. Workroom does not encroach.

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

Docket No. 7058
Block 7205 Lot 1
Addition to existing dwelling.

700 Terrace Development
700 Terrace Drive

Daniel Perlman, Esquire, representing applicant.
Edward Chudzinski, architect
Hale Abramson, owner

Mr. Perlman advised Board that located SE corner Terrace drive – single story existing – adding second level and garage – require variance for minimum lot area and 25 foot rear yard for garage – undersize lot – problem with position of house on lot – making 22 foot garage.

In reply to Mr. Caminiti, Mr. Perlman said that FAR is 29.5 – under requirement.

Mr. Ten Hoeve added that garage is not parallel to lot line – currently is no garage.

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

PUBLIC HEARINGS: Commercial

Docket No. 7056
Block 5903 Lot 6
Child day care facility

Primrose School
639 Paramus Road

Carmine Alampi, Esquire, representing applicant.

Mr. Alampi advised that replacing existing day school – have 4 witnesses – requires Use variance – rear of site is County park system – instituted DEP application process – currently discussing with BC Planning.

Alexander Lapatka, engineer. A-1 (site 4/18/16) -2 (soil) -3 (colored site) A-4 (colored existing site details) Mr. Lapatka advised 1.1 acres, R-75 – rear is park area – flood plain 40 feet in from property line – presently two drives, entrance at north, exit at south – drop off in front, parking in rear, little buffer presently. Existing playground is in “L” of building – building 8 feet from line.

Propose to demo existing and construct new two story – 185 feet from Paramus Road – 798 foot rear yard – one two-way drive, circular drive pattern, 48 spaces. Water company requires a hot box with meters, etc., inside as meter room would be 125 feet from street. Will cover hot box and dumpster with structure. Will have grass paver drive for emergency trucks along side – sidewalks around building. 100 x 70 play area in rear. New fence along parking area in front and row of evergreens – no buffer to rear by park – playground will be grass and some pervious.

Mr. Lapatka continued that discussions with Shade Tree on shade trees in front – parking setback 16 feet from ROW – 15-18 feet of grass in front – spaces 9 x 18, 24 foot aisle – no dead ends to circulation. Building is 13,433 SF – front lawn will be sod per Shade Tree – 3 LED light poles in parking lot 20 feet high – have dimmers to tone down light if needed. Have drainage system with underground detention under parking lot – substantial reduction in runoff – will address all Boswell’s concerns. Made application to DEP – moving 1316 soil and exporting 482 CY – will comply with all comments on soil.

Proposing monument sign in island, 20 feet behind curb, approximately where sign is now – will be “stop” signs along with handicap, etc.

Mr. Caminiti questioned distance to handicap and parking. Mr. Lapatka said have shared parking with church across the street.

In reply to Mr. Ricchiuti, witness said site works better with parking in front. Mr. Ricchiuti also questioned moving building so hot box not necessary. Mr. Lapatka replied that size of building would have to be reduced and that heavy snow would be removed from site.

In answer to Mr. Lagana, witness said that one drive works well.

Carpenter, 148 Seneca Court, questioned perk test, water table and lawn sprinkler and height of evergreen buffer.

McGee, 136 Seneca Court, questioned buffer and fence.

Coniglio, 2 Clauss, questioned fences, removing of trees and hot box

Brideau, 3 Troast, questioned drainage effect on wells.

Jarmillo, 144 Seneca, questioned side yards

Leonowiz, 4 Troast, questioned location of building.

Marcus Furlow, architect, Childrens Design Group. (M. Pavey licensed in NJ) A-5 (arch plan 2/19/16) A-6 (colored rendering) Stated building will be brick stack stone, siding shutters, slope roof, 29.6 high. A-7 (mechanicals plan) No equipment on roof – 4 foot vinyl fence around AC. A-8 (sound calculation at property line) Discussed sound levels – felt sound within Code. Mr. Caminiti questioned “sound” testimony from an architect. Mr. Alampi advised will circulate sound calcs to Board. A-9 (colored floor Plan) Mr. Furlow described floor plan – sign child in and drop off in classroom – elevator and stairs to left – under age 3 on first floor – 2 rooms infants, toddlers 18-24 months – 24-36 months – toilets in each classroom.

Second floor has kitchen just for warming foods – children above 36 months – is staff area and recess room – central hall on each floor – all meals eaten in classrooms – rooms done in primary colors – interior walls sheetrock – no carpeting, just area rugs, vinyl floor – no basement, slab on grade – fully sprinkled.

A-10 (elevations) South side has exit doors and dormers – rear is brick and stone – vinyl or aluminum 3 x 4 windows – north side has exit doors. Playground in rear away from parking area and drop off. In reply to Mr. Caminiti, he said that school designed for maximum 192 children.

Mr. Lagana questioned putting HVAC on roof.

Doukas, 143 Seneca, questioned sound levels for AC.

APPLICATION CONTINUED TO JULY 14, 2016.

NEW BUSINESS: Resolutions

Docket No. 7055 – Vuolo

Motion by Caminiti, seconded by Lagana, to approve

FOR: Lagana, McKenna, Ricchiuti, Caminiti, DiNapoli

OPPOSED: None

MOTION CARRIED.

Docket No. 7039 – Baghal

Motion by Caminiti, seconded by McKenna, to approve

FOR: Lagana, McKenna, Ricchiuti, Caminiti, DiNapoli

OPPOSED: None

MOTION CARRIED.

Docket No. 7047 – 17th Century Corp

Motion by Lagana, seconded by Ricchiuti, to approve

FOR: Lagana, McKenna, Ricchiuti, Caminiti, DiNapoli

OPPOSED: None
MOTION CARRIED.

NEW BUSINESS: Minutes

Motion by Ricchiuti, seconded by DiNapoli, to approve April 28' 2016 Minutes
FOR: Lagana, McKenna, Ricchiuti, Caminiti, DiNapoli
OPPOSED: None
MOTION CARRIED.

NEW BUSINESS: Litigation

Motion by Lagana, seconded by McKenna, to appoint John Ten Hoeve, Esquire, to represent the Board of Adjustment for current litigation.
FOR: Cirillo, Lagana, McKenna, Ricchiuti, 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. DiNapoli, that the meeting stand adjourned. Meeting adjourned 11:00.

Respectfully submitted:

Valerie Frazita, Board Secretary