

**BOARD OF ADJUSTMENT – BOROUGH OF PARAMUS**

**PUBLIC HEARINGS**

**May 26, 2016**

**7:30 – Council Chambers**

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

**PUBLIC HEARINGS: Commercial**

Docket No. 7057

Block 902 Lot 3

NTH28 – Popeyes

E. 282 Route 4

Modify existing building with the addition of a drive thru along with parking, major soil, drainage, sidewalks and lighting contrary to:

Sec. 429-99 Drive thru not permitted

Sec. 429-135 One freestanding sign permitted – 2 proposed

NOTE: Applicant received variance for free-standing sign area, ground clearance, sign panel length.

Affidavit of Notice filed

Docket No. 6034-Amend

Block 1601 Lots 3,4,5

175 Paramus Road

175-189 Paramus Road

Amend Site Plan previously approved November 29, 2012.

Sec. 429-24 Expansion of previously approved Conditional Use

Sec. 429-44 Maximum stories 2 – 3 previously approved – 3 proposed due to increased footprint.

Affidavit of Notice filed?

**NEW BUSINESS: Resolutions**

Docket No. 7059 – Trione

Docket No. 7061 – Lipari

Docket No. 7058 – 700 Terrace

**NEW BUSINESS: Minutes**

Minutes from May 12, 2016.

**ADJOURNMENT**

BOARD OF ADJUSTMENT – BOROUGH OF PARAMUS

PUBLIC HEARING

March 10, 2016

7:30 – Council Chambers

APPLICATIONS WILL BE CALLED AS DETERMINED BY THE CHAIRMAN

PUBLIC HEARINGS: Commercial

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 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 JANUARY 28, 2016.**

Docket No. 7052

Block 106 Lots 7 & 8

DCH Honda

11 MacKay Ave

Remove an existing two-story building and increase parking spaces from 35 to 75 contrary to:

- Sec. 429-104 Expansion of a Conditional Use  
Maximum lot area required 4.0 acres – 0.71 acres existing  
8 foot fence not permitted in front yard
- Sec. 429-93 Vehicle storage not permitted