

BOARD OF ADJUSTMENT – BOROUGH OF PARAMUS

July 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. Cirillo

ROLL CALL

Present: Messrs. Cirillo, Lagana, McKenna, Caminiti, Sheikh, DiNapoli, Ricchiuti
Absent: Mrs. Gunderson, Mr. Putrino
Also present: John Ten Hoeve, Esquire
Valerie Frazita, Secretary
Beth Calderone, Court Reporter
Dennis Harrington, Engineer
Richard Arango, 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: Commercial

Docket No. 7064
Block 1408 Lot 2
Signs for outlet store

Raymour & Flanigan
165 Route 4 W

Stuart Liebman, Esquire, representing applicant.

Mr. Liebman advised the Board that R&F currently on Route 17 – opening an outlet store in shopping center anchored by Kohls – 41,000 SF – will be located at east end near Forest Avenue ramp and overpass – proposing two wall signs: one facing Route 4 200 SF – One at east 175 SF – have large elevation – necessary for safety.

William Mottin, project manager for national sign company. A-1-5 (set of plans 5/16) Witness described sheets – R&F occupying two floors – proposed colors purple and white, internally illuminated, using non-corrosive anchors, 9-1/2 inch deep – below roof line – feel appropriate for wall area – building set back from highway at an angle – appropriate with other signs in Center..

Witness continued that sign on east elevation is 175 SF – proposing one half of what could be on wall – internal illumination. Replacing panel in existing free standing sign – applicant will put address in 4 inches letters but does not have landlord consent as yet. Will fill in name on hanging sign – using all LED illumination.

Mr. Caminiti said he was curious on how sign compares to other signs in the Center.

Mr. Sheikh questioned if side sign was necessary. Mr. Liebman said can see from Forest Avenue. Mr. Cirillo added that side sign looks over-sized – front sign is appropriate. Mr. Liebman replied that is tricky area to navigate – trying to do best with what have – will help to identify. Mr. Caminiti said that not hearing how side sign will affect business.

Mr. DiNapoli suggested eliminating one half of the sign. Witness noted that copy would be too small. Mr. Harrington questioned traffic target for east sign. Mr. Liebman advised that new store, new concept – want to make sure are found – trying for best identification.

In reply to Mr. Arango, Mr. Mottin said that location of street number on sign will be discussed with the property owner.

Mr. Liebman advised that minimum of 150 SF on east is necessary – will try to raise up – colors remain the same – lettering may be different.

Mr. Caminiti questioned if applicant would consider two matching 175 SF signs to which Mr. Liebman agreed.

Motion by Cirillo, seconded by DiNapoli, to approve two 175 SF signs with matching copy.

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

OPPOSED: None

MOTION CARRIED.

Docket No. 7056

Block 5903 Lot 6

Day care center.

Primrose School

639 Paramus Road

Continued from May 12, 2016.

Carmine Alampi, Esquire, representing applicant.

Mr. Alampi advised Board that relocated A/C to rear and adjusted roof line.

Mark Pavey, architect. A-10 (rev elevations 7/7/16) Lowered roof 18 inches which makes building appear smaller. A-11 (Rev site 7/7/16) Moved A/C to rear – erecting 6 foot solid fence. Could make lobby smaller but would not function as well. Height now 28 feet.

In reply to Mr. Ricchiuti, he said that would take 7 minutes to drop child off by his experience.

In reply to Mr. Lagana, witness said that if put HVAC on roof, would have to raise height and sound would be greater – have two barriers on ground level.

McGee, 146 Seneca questioned HVAC on roof

Carpenter, 148 Seneca, questioned difference between child care and pre-school and buffers.

Jaramillo, 144 Seneca, questioned height.

Naccase, Park Ridge, affiliated with church, questioned number of parking spaces.

Raghav Varma, principal. Stated that have to be pre-qualified with NJ Dept Child Care and Families prior to submitting plans – bought existing day care and found needed an “up lift”. A-12 (age breakdown) Witness explained chart – 11,800 sf building not including elevators and staircases. Children 36 months and under must be on first floor – Primrose is child care center that provides education –not a baby sitting facility, prepares for school system. Drop off starts around 7:00 – have breakfast and start curriculum of math, reading and outdoor activity – all do not go outside at one time – have prep kitchen, food comes in and is heated – will be breakfast, lunch and two snacks – may be some summer field trips.

Mr. Varma continued that self-imposed limitation on number of children – 192 this site. Visited other Primrose sites – described coming in with child – 7 minutes on average. Minimal traffic after 10:00 – have two staff rooms. A-13-14 (photo 625 and 627 Paramus Road) Designed school to look like homes in area – smaller homes turning into larger – described floor plan – not open on weekends – HVAC turns on when open and off when close.

Mr. Cirillo questioned accreditations and teachers. Mr. Varma replied that curriculum delivered to school on monthly basis – teachers have college degree.

In reply to Mr. Caminiti, witness said that at 8:00 maximum 2 parents – all staff does not come at same time – not all classrooms open at opening – 20% show up before 8:00 – 35% at 8-8:30. Remainder of children 8:30-10:00.

In reply to Mr. Lagana, Mr. Varma said that designated schedule of 20 minutes of outdoor time – maximum 24 children out – start around 9:30, latest 6:00 – 10,771 SF play area.

In reply to Mr. Caminiti, witness said that chef prepares fruits, vegetables, etc. – heats food – no raw food brought in – use convection oven.

Mr. Sheikh questioned parking for graduation and special occasions. Mr. Caminiti advised that with 40 parking spaces, Board would stipulate no graduation ceremonies.

Mr. Lagana questioned type of truck delivering food and would like a stipulation as to what will be. Mr. Varma replied that can dictate to company what type truck to use.

In reply to Mr. Ten Hoeve witness said that currently 70 children enrolled in existing. Mr. Ten Hoeve felt that 27 spaces will be filled by 8:30 – parents may be spending time with child.

Mr. Cirillo discussed square footage of rooms, including furniture.

Robertson, 15 Clauss, questioned the number of Primrose Schools in residential areas and footprint.

Coniglio, 2 Clauss, asked where would proposed students come from.

Saliba, 634 Paramus Road (church) questioned current operation and overflow.

Day, 3 Troast Road, question appearance of building.

Carpenter, 148 Seneca Court, questioned the number of full and part time teachers.

Mr. Ten Hoeve asked what would happen if get 30-35 drop offs at the same time.

In reply to Mr. Caminiti, witness said that both full and part time come in – 3:00 on, generally part time – 3-5 minute overlap.

Ohannessian, 643 Paramus Road, questioned occupancy on weekends.

Grindler, 3 Clauss, questioned staffing

Vartolone, 6 Clauss, questioned ages and play ground.

APPLICATION CONTINUED TO SEPTEMBER 22, 2016.

NEW BUSINESS: Resolutions

Paramus Park Extension of Time

Motion by Cirillo, seconded by DiNapoli, to approve

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

OPPOSED: None

MOTION CARRIED.

Bergen Town Center Extension of Time

Motion by Lagana, seconded by McKenna, to approve

For: Cirillo, Lagana, McKenna, Ricchiuti, Caminiti, Sheikh

OPPOSED: None

MOTION CARRIED.

Docket No. 7060 – Millennium-Cupola

Motion by Cirillo, seconded by McKenna, to approve

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

OPPOSED: None

MOTION CARRIED.

NEW BUSINESS: Minutes

Motion by Cirillo, seconded by Ricchiuti, to approve June 23, 2016, Minutes

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. McKenna, that the meeting stand adjourned. Meeting adjourned 11:15.

Respectfully submitted:

Valerie Frazita, Board Secretary