

**BOARD OF ADJUSTMENT – BOROUGH OF PARAMUS
JUNE 23, 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. DiNapoli

ROLL CALL

Present: Mrs. Gunderson, Messrs. Cirillo, Lagana, McKenna, Ricchiuti, Caminiti, Sheikh
DiNapoli
Absent: Mr. Putrino
Also present: John Ten Hoeve, Esquire
Valerie Frazita, Secretary
Mary Bauman, Court Reporter
Elliott Sachs, 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 same posted on the public announcements bulletin board
Copy of same submitted to the Borough Clerk's office.

PUBLIC HEARINGS: Commercial

Paramus Park Shopping Center – Extension of Time

Andrew Kohut, Esquire, representing applicant.

Mr. Kohut explained that Paramus Park had received approval in 2014 for an 88,000 SF addition - Permit Extension Act will expire in one week – ordinance requires work to commence in one year or approval will expire – would like approvals and protection from Ordinance changes extended to December 18, 2017.

Motion by Cirillo, seconded by Gunderson, to approve extensions to **December 18, 2017**

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

OPPOSED: None

MOTION CARRIED.

Bergen Town Center – East – Extension of Time

James Delia, Esquire, representing applicant.

Advised Board that had received approvals in 2007 and 2013 – requesting extension of entire resolution of approval to June 30, 2017 – presently looking for “suitors” for buildings.

Allegretta, 215 Davis Ave, Hackensack, question area in question.

Motion by McKenna, seconded by Lagana, to approve extension to **June 30, 2017**.

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

OPPOSED: None

MOTION CARRIED.

Docket No. 7060

Millennium/Cupola

Block 6725 Lot 1

Ridgewood Avenue

Parking, generator, storm water facility, signage, sheds

Donna Erem, Esquire, representing applicant.

Ms. Erem stated that proposing to add 57 parking spaces to site, upgrade lighting and landscape, replace two signs and add emergency generator – is existing non-conforming use – will push back monument signs 5 feet back from right of way. A-2 (shed plan)

Michael Fowler, engineer. A-1 (site plan) Described site – 8.3 acres – replacing sidewalks, landscaping and lighting, adding three 12 x 16 storage sheds – replacing recycling enclosures and adding a second unit – proposed will not interfere with circulation or traffic.

Made parking study – parking spot difficult to find – have valet parking at Care One section. Peak is noon and had 168 vehicles, 17 in street – the added spaces will bring parking up to 220 – no change in bed count – two spots for ambulance – new parking spaces eliminate need for valet – sheds for outdoor furniture, snow blowers, etc. Majority of spaces along Ridgewood Avenue in front of Cupola will be for visitors – other parking will remain the same.

Mr. Fowler continued that have underground detention facility, perforated piping – adding catch basin in court yard parking area. A-4 (grading and drainage) Presently drains to Manning Brook – received NJDEP permit A-8 (DEP permit) Lighting will be 1.4 foot candle. A-5 (landscape) Upgrading landscape – hedge row along Ridgewood – generator at rear will be screened. A-6 (lighting) Will have 15 foot decorative light fixtures, some will be relocated – will add some more modern fixtures in dark area – adding bollard lighting along front sidewalks – lighting conforms to Code.

Two existing signs in right of way – proposing to relocate adjacent to driveways, 5 feet from ROW – proposing two “way finding” signs for visitors and deliveries. – new signs are slightly larger than existing. Ms. Erem added that will have directional signs reviewed by department. A-7 (monument sign photos)

Soil will have to be removed for piping – will delay perc test until pipes are in. Construction containers will be along rear and SW corner for interior work – will be removed when project is completed. Will rebuild enclosures around refuse containers. Employee designated parking will be in rear – court yard is for visitors – will comply with all department reports. In reply to Mr. Lagana, he said that handicap spaces are on west side by door.

Mrs. Gunderson questioned whether two ambulance spaces were for transport or emergency vehicles. Ms. Erem said could move emergency to spot by door – will mark.

In reply to Mr. Cirillo, Ms. Erem said that will keep agreement at Womans Club for special events.

Mr. Everett questioned necessity for designated space for visiting doctors. Mr. Angelo Caputo said that visits last only an hour.

Mathew Murello, acoustical engineer. A-9 (acoustical study) Proposing a 450 kw generator at south side of Cupola – 85 feet from south line and 290 from east line – shielded by building – 7dB at 20 feet – did calculations at southeast – NJDEP Code says cannot exceed 65 dB in daytime – emergency generator is exempt from Code – will be day time testing only. Sound level at south and east below 65 – Paramus has noise Code – can have condition of 6 months for testing – complies with State.

Paul Phillips, planner. Prepared planning analysis – R-100 zone – require Use variance for expansion – much needed parking on site – no need for valet – no substantial detriment to public good – no increase of beds to intensify use – di minimus increase in imperious – more landscaping mitigates – monument signs will be replaced and relocated by entrances – pulling signs 5 feet from ROW – benefits outweigh negatives.

In reply to Mr. Sachs, Ms. Erem said that will use diesel fuel in generator. Stated that use is inherently beneficial.

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

NEW BUSINESS: Resolutions

Docket No. 7062 – Sanjev
Motion by Lagana, seconded by Cirillo, to approve
FOR: Cirillo, Lagana, McKenna, Ricchiuti, Caminiti, Sheikh, DiNapoli
OPPOSED: None
MOTION CARRIED.

Docket No. 7063 – Breen
Motion by Caminiti, seconded by Cirillo, to approve
FOR: Cirillo, Lagana, McKenna, Ricchiuti, Caminiti, Sheikh, DiNapoli
OPPOSED: None
MOTION CARRIED.

NEW BUSINESS: Minutes

Motion by Caminiti, seconded by Lagana, to approve Minutes June 9, 2016
FOR: Cirillo, Lagana, McKenna, Ricchiuti, Caminiti, Sheikh, DiNapoli
OPPOSED: None
MOTION CARRIED.

GOURMANOFF APPEAL

Mr. Ten Hoeve asked that every Board member, who had heard the Gourmanoff application, sign a certificate that they had not seen a copy of Planner Mark Everett's report.

ADJOURNMENT

There being no further business to come before the Board, it was moved by Mr. Caminiti, seconded by Mr. Lagana, that the meeting stand adjourned. Meeting adjourned 9:30.

Respectfully submitted:

Valerie Frazita, Board Secretary