

BOARD OF ADJUSTMENT – BOROUGH OF PARAMUS

September 8, 2016

A meeting of the Board of Adjustment, in Borough Hall, was called to order at 7:30 by Acting Chairman Lagana.

PLEDGE

Led by Mr. Ricchiuti

ROLL CALL

Present: Mrs. Gunderson, Messrs. Putrino, Cirillo, Lagana, McKenna, Ricchiuti, DiNapoli,
Caminiti (8:20)

Absent: Mr. Sheikh

Also present: John Ten Hoeve, Esquire
Valerie Frazita, Board Secretary
Sue Bischoff, Court Reporter
Dennis Harrington, Engineer

NOTIFICATION

Mr. Lagana 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. 5987-SG

Block 3901 Lot 10

Generator and signs.

Syriac Church

55 Midland Avenue

James Delia, Esquire, representing applicant.

Mr. Delia advised Board that work for site going on now – requesting supplemental signage for one wall and monument sign – wall signs not illuminated, external lighting on at dark, subject to Code – also seeking two generators at two locations and relocate approved transformer.

Edward Arcari, architect. A-1 (elevation and signage) Proposing three wall signs: assembly hall 41.7 SF, above main entrance 33.8 SF, previously approved and above main entrance to cathedra 46.5 SF, previously approved. Name change to assembly hall in English and Aramaic. Ground sign ten feet in at west side of drive, black painted letters on stone base, external illuminated. Wall signs will not project out.

Mr. Putrino questioned need for all the proposed signage and questioned light fixtures. Witness replied were for ground sign. Mr. Putrino also suggested landscape around FS sign to soften. Mr. Delia said could discuss.

Mr. Ricchiuti questioned the translation of the Aramaic to English on the signs. Member of the church said was accurate.

Mr. Arcari continued that were also proposing two generators and moving transformer. A-2 (generator and transformer plan 5/2/16) One generator to be in front of building by garage, 86 feet from property line – tested once a week – enclosed three sides by building – will coordinate planting with Shade Tree

In reply to Mr. Harrington, Mr. Delia stipulated that noise will be checked by engineer. Mr. Lagana suggested looking into sound absorption material.

Witness continued that second generator is on west side by assembly hall, 247 feet from line. Transformer was previously approved – PSE&G requested more appropriate location – will replace dead tree. Mr. Delia added that have buffer and fence that circles perimeter of parking lot.

In reply to Mr. Cirillo, Mr. Arcari said that one test per week could be any time during the week. Have two generators because two separate entities, with separate supply of electricity, are involved.

Mr. Lagana questioned if testing time could be stipulated. Mr. Putrino asked if all would be tested at the same time. Mr. Delia replied that would run both at same time to get it over with.

Mrs. Turpin, 29 Columbine, told Board that had dead trees and no one was replying to her letters. Mr. Delia replied that anything that is dead, will be replaced – will have architect meet with her.

Mr. Frey, 99 Benton, commented that can't miss the church – do not need so much signage. Mrs. Turpin, 29 Columbine, was concerned with traffic – need “no parking” signs on street. Mr. Ten Hoeve said would need County and Mayor and Council approval.

Motion by Lagana, seconded by Cirillo, to approve signs
FOR: Putrino, Cirillo, Lagana, McKenna, Ricchiuti, DiNapoli
OPPOSED: Gunderson
MOTION CARRIED.

Motion by Cirillo, seconded by McKenna, to approve generator and transformer
FOR: Putrino, Cirillo, Lagana, McKenna, Ricchiuti, DiNapoli, Gunderson
OPPOSED: None
MOTION CARRIED.

Docket No. 7068
Block 3901 Lot 6
Renovate service station.

Golden Fuel
292 Forest Avenue

Carmine Alampi, Esquire, representing applicant.

Mr. Alampi advised that 50 year old station – conditional use – had prior application for convenience store – proposing to demolish garage, increase dispensers and add canopy - will be 375 SF building in a different position with bathroom, office and sundry sales items – no heated food, only vending machines – feel this application significantly different. Mr. Ten Hoeve believed permitted but need to hear testimony to determine. Mr. Alampi continued that no food to be assembled, just chips, etc. – will stipulate. Mr. Ten Hoeve determined that significant difference between 1700 SF convenience store and 375 SF office building. Mr. Alampi added that will handle Shade Tree concern for landscaping.

Calisto Bertin, engineer – also traffic engineer. A-1 (site plan 5/6/16) A-2 (colored landscape 9/8/16) Stated triangular shape lot, 18,676 SF – no land available to square off – have an existing drive on Spring Valley and Forest – existing 3 bay garage – one island with two dispensers with 4 hoses and underground storage tank – increasing to 4 dispensers – will shift dispensers a little bit – concentrating on fuel – free-standing sign at north – will move to south and make a few feet bigger. Have existing variance for lot size and front and rear setbacks. Will maintain 3 drives, knock down repair garage and put canopy over new dispensers.

Mr. Bertin continued that propose pass-thru lane by dispensers – adding 221 SF of additional pavement and retaining wall – 375 SF building with small office, unisex bathroom, 15 x 16 open area for vending machines, etc. - masonry trash enclosure next to building – proposing three parking spaces – canopy 2500 SF – retail would require 6 spaces – no reach-in coolers, but will sell coffee.

Will be impossible to meet setbacks – canopy front edge 9 feet from ROW line – rear 14.9 feet from line – variances are due to lot size, etc. – have a 10 foot grade change from Spring Valley Road – canopy height 15.5 feet from pavement plus 3 feet, below Code. Canopy area 2576 SF – LED lights – soffit under canopy – 12 lights under canopy with maximum illumination of 29-1/2 foot candles – higher illumination under canopy – canopy water will run underground to dry well at south. Canopies have become standard feature – use 15 feet because of ladders, etc., on trucks. Canopy has illuminated side

panels which will “glow” – propose one sign on canopy on south side and one at north “Delta” – 12 foot sign – will be price signs, etc., on dispensers.

Will be double faced free-standing sign, 120 SF, at south – can see before pass site – have application with County on left turn – no other signs except traffic control – would come in south and exit north – no signs on building – currently do not enter on Spring Valley but proposing two-way service drive.

Mr. Caminiti asked if have different canopy heights. Witness replied that one standard height - normal bridge height is 13-1/2 feet. Mr. Caminiti continued that is difficult to see that is not a convenience store – size of building not as much concern as what will be sold.

In answer to Mr. Putrino’s question on fuel , Kulbip Patwalla, Fort Lee, said that will also sell diesel at two dispensers at north side. Mr. Putrino had major problem with diesel – will bring in a whole new element of commercial traffic – do not see how will circulate. Also had concern with coming off of Spring Valley – cannot navigate out. Mr. Caminiti added that cars will use to avoid lights.

Mr. McKenna discussed the sales building.

In reply to Mr. Cirillo, Mr. Bertin said will not have vacuum, but will have air – proactive to have free-standing sign where can see price first.

Mrs. Gunderson questioned employee parking and peak hours.

Mr. Caminiti questioned manager at location. Mr. Bertin said will be at site once a day for 15 minutes – have two employees presently. Mr. Caminiti said that one employee might drive.

Mr. Ricchiuti questioned the buffer at Spring Valley and view of canopy from there.

Mr. Ten Hoeve felt that site substantially small for meeting Code – proposed will increase intensity – questioned closed repair garage – could add canopy without additional pumps – questioned testing tanks and soil.

Mr. Harrington said that need tree removal plan and questioned fuel deliveries. Mr. Bertin replied that will stipulate not during rush hour – need restrictions on time of day. Mr. Harrington also questioned need for three drives.

Mr. Lagana questioned need for Spring Valley drive – could use space to increase parking. Mr. Bertin answered that will look into.

Mr. Mullane – 288 University Place questioned retaining wall and deliveries.

Meeting continued to November 3, 2016.

NEW BUSINESS: Minutes

Motion by Gunderson, seconded by Cirillo, to approve August 11, 2016, minutes

FOR: Putrino, Cirillo, Lagana, McKenna, Ricchiuti, Gunderson

OPPOSED: None

MOTION CARRIED.

NEW BUSINESS: Resolutions

Docket No. 7067 – Dellridge Rehabilitation

Motion by Ricchiuti, seconded by Putrino, to approve

FOR: Putrino, Cirillo, Lagana, McKenna, Ricchiuti, Gunderson

OPPOSED : None

MOTION CARRIED.

Docket No. 7051 – GLFC

Motion by Gunderson, seconded by Ricchiuti , to approve

FOR: Cirillo, Lagana, McKenna, Ricchiuti, Gunderson

OPPOSED: Putrino

MOTION CARRIED

Docket o. 5977 – IBEW

Motion by Cirillo, seconded by Lagana, to approve

FOR: Putrino, Cirillo, Lagana, McKenna, Ricchiuti, Gunderson, DiNapoli

OPPOSED: None

MOTION CARRIED.

NEW BUSINESS: Bills

Motion by Ricchiuti, seconded by Cirillo, to approve paying of bills

FOR: Putrino, Cirillo, Lagana, McKenna, Ricchiuti, DiNapoli

OPPOSED: None

MOTION CARRIED.

ADJOURNMENT

There being no further business to come before the Board, it was moved by Mr. Ricchiuti, seconded by Mr. McKenna, that the meeting be adjourned. Meeting adjourned 9:45.

Respectfully submitted:

Valerie Frazita, Board Secretary