

BOARD OF ADJUSTMENT – BOROUGH OF PARAMUS

PUBLIC HEARINGS

October 27, 2016

7:30 – Council Chambers

APPLICATIONS WILL BE CALLED AS DETERMINED BY THE CHAIRMAN

Docket No. 5915-E

Block 7301 Lots 1.01 & 2

Alpine Learning Center

Linwood Avenue

Request for extension of time to complete previously approved application.

Affidavit of Notice filed

Docket No. 7071

Block 5604 Lot 3

Darwiche

224 Sweetbriar Place

Install an inground swimming pool contrary to:

Sec. 429-34 Minimum side and rear setback for pool 20 feet – proposed 10 feet from rear and side
Minimum setback for equipment 10 feet – 7 feet proposed

CONTINUED FROM OCTOBER 13, 2016.

Docket No. 7066

Block 405 Lot 17

Ortiz

117 Cloverdale Avenue

Retain apartment I a single family dwelling contrary to:

Sec. 429-41 & 22 Only single family dwelling permitted in R-75 zone (Use variance)

NOTE: Site has non-conformity I lot size, lot width, front yard setback, side yards, lot coverage and
does not meet the criteria for a two family dwelling

POSTPONED FROM OCTOBER 13, 2016.

Docket No. 7056

Block 5903 Lot 6

Primrose School

639 Paramus Road

Demolish 2 structures and construct a children's day care facility with signage and accessory building
contrary to:

Sec. 429-32 Parking not permitted in front yard

Sec. 429-42 Maximum impervious coverage 50% - 64.3 existing – 56.8% proposed

Sec. 429-69 Minimum parking spaces required 55 – 24 existing – 47 proposed

Sec. 429-72 One loading space required – no space proposed

Sec. 429-75 Minimum planted area 30% - 24.8 existing – 24 proposed

Minimum planted buffer area 20% - 17.6% proposed

Minimum planted buffer width 25 feet – 0 feet proposed

Minimum distance to residential 100 feet – 1 foot provided at rear

Sec. 429-37 Curb cut permitted 20 feet – 58 feet proposed

Sec. 371-24 Waiver requested for parking stall 9 x 18 and parking aisle 24 feet.

Accessory building

Sec. 429-42 Minimum front yard setback 35 feet – 20 feet proposed

Signage

Sec. 429-134 Monument and wall signs not permitted – one wall and one monument sign proposed

Continued from September 22, 2016 – transcript read.

NEW BUSINESS: Resolutions

Docket No. 7070 – Gallorini

Docket No. 7069 – Singh

Docket No. 6096 – Laganella sign

NEW BUSINESS: Minutes

October 13, 2016

NEW BUSINESS: Bills

ADJOURNMENT