

BOARD OF ADJUSTMENT – BOROUGH OF PARAMUS

PUBLIC HEARINGS

November 10, 2016

7:30 – Council Chambers

APPLICATIONS WILL BE CALLED AS DETERMINED BY THE CHAIRMAN

PUBLIC HEARINGS: Residential

Docket No. 7073

Block 4510 Lot 21

Tommolillo

356 Elliott Place

Expand garage and construct front and rear addition contrary to:

Sec. 429-42 Maximum building coverage 25% - 29% proposed.

Affidavit of Notice filed

Docket No. 7066

Block 405 Lot 17

Ortiz

117 Cloverdale Avenue

Retain apartment in a single family dwelling contrary to:

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

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

CONTINUED FROM OCTOBER 27, 2016

PUBLIC HEARINGS: Commercial

Docket No. 7072

Block 3207 Lot 20

Faber Brothers

240 Route 17 N

Construct a stand-alone restaurant (Starbucks) with drive thru along with signs and site improvements contrary to:

Sec. 429-106 Minimum setback from highway 80 feet – 48 feet to canopy

Minimum side yard 287 feet – 103 feet proposed

Maximum building coverage 25% - 27.71 % proposed

Minimum distance from residential zone 100 feet – 61 feet existing

Minimum parking to ROW 15 feet – 10 feet existing

Sec. 429-76 Minimum buffer width 35 feet – 10 feet existing

Sec. 429-69 Minimum parking 1184 – 1081 existing – 1039 proposed

Sec. 429-9 Minimum parking space dimension 9 x 19 – 9 x 17 proposed.

Sec. 429-99 Drive-thru not permitted.

Signage

Applicant proposes 2 signs on the east elevation, 3 signs on the south elevation, 2 signs on the west elevation, 4 signs on the north elevation and signs on the canopy along with directional signs.

Affidavit of Notice filed

NEW BUSINESS: Resolutions

Docket No. 5915 – Alpine extension

Docket No. 7071 – Darwiche

Docket No. 7074 – Verizon interpretation

NEW BUSINESS: Minutes

October 27, 2016

November 3, 2016.

ADJOURNMENT