

BOARD OF ADJUSTMENT – BOROUGH OF PARAMUS

September 22, 2016

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

PLEDGE

Led by Mr. Sheikh

ROLL CALL

Present: Messrs. Putrino, Lagana, McKenna, Ricchiuti, Sheikh, DiNapoli

Absent: Mrs. Gunderson, Messrs. Caminiti, Cirillo

Also present: John Ten Hoeve, Esquire

Valerie Frazita, Secretary

Sue Bischoff, Court Reporter

Peter Ten Kate, Engineer

Mark Elliott, Planner

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. 7056

Block 5903 Lot 6

Day care center

Primrose School

639 Paramus Road

Continued from July 14, 2016.

Carmine Alampi, Esquire, representing applicant.

Mr. Alampi advised Board that had made some changes to site – added 4 new parking spaces, making 44 – moved trash facility closer to building for easier pick up, noise, etc. – further from Paramus Road – cut 3-1/2 feet from building. Will present architect, acoustical witness, traffic and planner.

Mr. Ten Hoeve announced that Mr. Putrino has certified that read transcript for May 12 and July 14, 2016.

Alexander Lapatka, engineer. A-16 (site plan rev 819/16) Stated made building smaller by 450 SF – walkway in front narrower – picked up 3 parking spaces – split trash and hot box – placed trash near right front corner – gain of one more space – minor drainage changes – will enter a developers agreement with County. In reply to Mr. Ten Kate he said that hot box will have a metal exterior – extended buffer around – will protect front tree. Mr. Ten Kate suggested green color, not galvanized, for hot box.

Carpenter, 148 Seneca, questioned dumpster.

Varatolone, 6 Clauss, questioned dumpster and hot box – concerned with dumpster too close to homes.

Mr. Lapatka replied that a 6 yard dumpster. Pinto will be picking up.

Mark Pavey, architect. A-17 (architectural plan 8/29/16) A-18 (dumpster plan) Dumpster will be brick to match building, slope shed roof – will roll out on wheels.

Mr. Ricchiuti questioned reduction of students with reduction of building.

Norman Dotti, acoustical engineer. A-19 (report). Reviewed AC data supplied by various vendors – recommended Carrier – home-style unit, 2-1/2 tons – proposed locating to rear of building – units tested by “standards” - can take sound power data to calculate sound levels at a specific distance – with all 8 on, 46.6 dB – daytime standard is 65 dB – propose vinyl fence – did not use fence as credit for blocking sound. Carrier noticeably quieter – Bergen County enforces noise regulations.

In reply to Mr. Putrino, Mr. Alampi said emergency generator not part of application. Mr. Dotti added that have the same sound requirements for generators.

Mr. Ten Hoeve questioned data from manufacturer to which witness replied is common practice to use manufacturers’ data. Mr. Ten Hoeve also questioned levels at property lines . Mr. Dotti explained that 16 units would still not meet permitted nighttime level – adding more units does not double sound.

Mr. Ten Kate questioned other fans or equipment for noise. Per Mr. Lagana, Mr. Alampi stipulated will be a 6-month review of noise.

Doukas, 143 Seneca, questioned existing decibel levels. Witness said measured sound this morning – primary sound is cars – no discernable vibrations – sound should not be audible inside building.

Mr. Putrino questioned sound from announcements by the PA system.

Louis Luglio, traffic engineer. A-20 (traffic report) Fifty seven spaces required – looked at industry standards, ITE – based on square footage, 43 spaces required – based on number of students, 46 spaces plus employees required – looking at other day care facilities, possibly 34 spaces required. Existing drive close to roadway, no room for stacking – feel proposed benefits site, can circulate around - proposed further back from Paramus Road.

Proposed parking in front, better circulation – all activity in front half, have flexibility - 34 spaces seem to be right for 190 students. Enough spaces for school to operate – never 100% occupied – discussed peak hours: 612 north and 788 south. Driveway is in and out – ample distance to parking spaces – propose one curb cut – existing 95 vehicles in and out morning peak, 91 afternoon peak – proposed 143 in and out morning and 132 in out evening – will be making operation of site better.

Mr. Lagana questioned employee spaces and morning trip generation. Mr. Putrino questioned other Primrose facilities – concerned with parking – problem with maximizing building but not enough parking – building could be smaller. Witness replied that parking spaces turn over many time in morning hours.

Mr. McKenna questioned parking at church – have a lot going on at site and may be too big. Mr. Alampi advised that church discontinued parking agreement.

Mr. Ten Hoeve commented that witness not writer of report. Mr. Luglio said he had no reason to believe report was not correct. Mr. Ten Hoeve also had questions on employee parking, elevators affecting drop off time, illegal parking in drive aisles – felt could improve school without adding more students – having difficulty with how site can accommodate drop offs.

Mr. Lagana questioned trip generations impact on roadway. Witness felt would not be a back up on Paramus Road.

Mr. Everett discussed stacking and queuing on site – report should include information. Witness replied that will be some queuing.

Mr. Ricchiuti questioned right and left turns – should be directional signals.

Patel, Clauss Avenue, questioned peak at school and church – and snow removal. Mr. Havemir from church, advised that church has 25 students in its school.

Carpenter, 148 Seneca, questioned information in report.

Doukas, 143 Seneca, questioned people walking in driveway with traffic, special occasions at school.

Mr. Luglio said that have areas on site to move snow – County could ask for analysis for left turns – day care needs circulation. Use ITE for general sense plus local.
APPLICATION CONTINUED TO OCTOBER 27, 2015

NEW BUSINESS: Resolutions

Docket No. 7067 – Dellridge Rehabilitation
Motion by Lagana, seconded by Putrino, to approve
FOR: Putrino, Lagana, McKenna, Ricchiuti
OPPOSED: None
MOTION CARRIED.

NEW BUSINESS: Minutes

Motion by Putrino, seconded by Ricchiuti, to approve September 8, 2016, minutes
FOR: Putrino, Lagana, McKenna, Ricchiuti, DiNapoli
MOTION CARRIED.

ADJOURNMENT

There being no further business to come before the Board, it was moved by Mr. Putrino, seconded by Mr. Ricchiuti, that the meeting stand adjourned. Meeting adjourned 10:30.

Respectfully submitted:

Valerie Frazita, Board Secretary

