

BOARD OF ADJUSTMENT – BOROUGH OF PARAMUS
OCTOBER 13, 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: Messrs. Cirillo, Lagana, Ricchiuti, Caminiti, DiNapoli
Absent: Mrs. Gunderson, Messrs. Putrino, McKenna, Sheikh
Also present: John Ten Hoeve, Esquire
Valerie Frazita, Secretary
Mark Everett, Planner
Peter Ten Kate, Engineer

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 notice posted on the public announcements bulletin board
Copy of same submitted to the Borough Clerk's office

Docket No. 5915-E – Alpine Learning Center postponed to October 27, 2016.
Docket No. 7066 – Ortiz – postponed to October 27, 2016.

Docket No. 7070
Block 7515 Lot 2
Inground pool.

Gallorini
13 Cypress Lane

Gaetano Gallorini and M. Argenziao

Stated proposing a 16 x 32 foot inground pool and fence – fence for privacy and safety – pool covers 30.2% of rear yard. Explained location of fence – backs on to cul de sac front yards. Mr. Ten Hoeve said unique shape property and questioned why equipment on side rather than rear. Mr. Gallorini said would be under neighbor's window. Mr. Argenziao added that more beneficial to motor to have closer to pool – could change size of motor.

Mr. Cirillo questioned houses on abutting cul de sac.

Motion by Cirillo, seconded by DiNapoli, to approve
FOR: Cirillo, Lagana, Ricchiuti, Caminiti, DiNapoli
OPPOSED: None
Motion carried.

Docket No. 7071
Block 5604 Lot 3
14 x 28 inground pool.

Darwiche
224 Sweetbriar Place

Rima Chahine and Sean Thompson.

Mr. Thompson explained location of equipment and pool – problem with lower steps by house – next to house would be under window.

Mr. Caminiti discussed the photos and the patio which was a deck.

Mr. Ten Hoeve question making rectangular – would require fewer variances. Mr. Thompson said that neighbor house about 10 feet from line.

Mr. Lagana questioned filter system and putting pool on short end of yard. Mr. Caminiti felt could be at SW corner – no windows.

Mr. Caminiti advised applicant that might want to shrink pool to fit in yard – filter 7 feet from line not a good number – can make a better configuration – pool may have to get smaller for that shape – Board is hearing that applicant just wants to keep yard open – suggesting other options – rectangular further from east. Mr. Lagana added that have ability to shift patio.

APPLICATION CONTNUED TO OCTOBER 27, 2016.

Docket No. 6096-NZ
Block 6810 Lots 4 & 5
Wall signs for Natuzzi.

Laganella Property
770-776 Route 17 N

Stuart Liebman, Esquire, representing applicant.

Mr. Liebman advised that Natuzzi a new tenant in the Paramus Design Center – furniture and home deco store. Proposing 3 signs 69.2 SF – two signs above roof line on parapet.

Daniel Holdefehr, architect. A-1 (plan) Sign will be different tones of grey – façade perforated aluminum, grey with dark grey back ground – border charcoal – sign plus loco above roof – 300 feet off highway, need some presence, not garish – signs are same on all structures. A-2 (typical store) A-3 (Dubai) Parapet is 13 feet high, 11,000 SF store front. A-4 (elevations) 400 feet long - sign off by 11:00 – internal LED lighting. A-5 (lattice)

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

Docket No. 7069
Block 1604 Lot 7
Live in dwelling while constructing new.

Singh
249 Golf Place

Joseph DiMaria, Esquire, representing applicant

Mr. DiMaria advised Board that applicant is building house on same lot as existing dwelling – will remove old when completed.

Mr. Ten Hoeve suggested Performance Bond to insure house being removed at a certain time or up to municipality to remove – Ten Kate suggested \$20,000 – dwelling removal 90 days after certificate of occupancy is issued. Also granted major soil permit.

Motion by Cirillo, seconded by DiNapoli, to approve plus major soil permit and \$20,000 bond.
FOR: Cirillo Lagana, Ricchiuti, Caminiti, DiNapoli
OPPOSED: None
MOTION CARRIED.

NEW BUSINESS: Minutes

Motion by Ricchiuti, seconded by DiNapoli, to approve 9/22/16 minutes
FOR: Lagana, Ricchiuti, DiNapoli
OPPOSED: None
MOTION CARRIED.

NEW BUSINESS: Resolutions

Docket No. 5987-SF – Syriac Church

Motion by Ricchiuti, seconded by Lagana, to approve

FOR: Cirillo, Lagana, Ricchiuti, DiNapoli

OPPOSED: None

MOTION CARRIED.

ADJOURNMENT

There being no further business to come before the Board, it was moved by Mr. Cirillo, seconded by Mr. Lagana, that the meeting stand adjourned. Meeting adjourned 9:15.

Respectfully submitted:

Valerie Frazita, Board Secretary.

