

BOARD OF ADJUSTMENT – BOROUGH OF PARAMUS

March 24, 2022

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

PLEDGE

Led by Mr. Trione

ROLL CALL

Present: Messrs. Reda, McKenna, Ricchiuti, Caminiti, Sheikh, Locicero, Trione
Absent: Messrs. Cirillo, Sullivan
Also present: Daniel Lagana, Esquire
Valerie Frazita, Secretary
Sue Bischoff, Court Reporter
Peter Ten Kate, Engineer
Kathryn Gregory, Planner
Daniel Hauban, Planner

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

Copy of notice posted on the public announcements bulletin board

Copy of same submitted to the Borough Clerk's office

Mr. Caminiti announced that Docket No. 7174 – SG industrial has been postponed to June 23, 2022.

PUBLIC HEARING: Commercial

Docket No. 7148

Block 6811 Lots 1 & 2

Self-storage facility.

750 Paramus LLC

750 Route 17 N

Jason Tuvel, Esquire, representing applicant.

Mr. Tuvel reviewed the history of the application – last heard in January – have made changes – was 4 stories on one side, three on other – felt it was an issue – reduced to three stories only – all wall signs are now complying – added planting on east side -moved trash enclosure – will present engineer, self-storage consultant and planner.

Mr. Seckler, engineer. A-8 (site plan with overlay) Witness described plan – reduced all height to 3 stories - moved building 4.9 feet from Glen Avenue – reduced wall signs to comply – reduced impervious – building coverage reduced 29% - trash moved from Glen side – residential buffer variance eliminated. A-9 (visual rendition of site from Glen) Trees on Glen side will be planted at full height – no wall signs on Glen side – lights on monument sign shut off ½ hour before closing – applicant will comply with Boswell report.

In reply to Mr. Ricchiuti, witness said that moving relatively significant amount of soil.

Mr. Locicero questioned height with mechanicals and roof top units.

Mr. Caminiti questioned type of trees to be planted and confirm proposed height.

Tracy Sells, self-storage facility consultant. Stated handles operations of self-storage facilities – did feasibility study, etc. – many reasons for use of self-storage – 15% of storage is small businesses, rest residential – three-mile market – each unit about 90 SF – average visit every 2 weeks or once a month – 3.9 visits each hour per day – rental, etc., done online – maximum two employees needed – customers do not have access to trash – use “code” to get in – cameras throughout – minimum deliveries to office.

Mr. Caminiti questioned why three-mile radius used, density factor and why 4 years to get to optimum. He also questioned marketing opening date. Ms. Sills said can make a “soft” date – never want 100% so can adjust rates.

In reply to Mr. Sheikh, witness said that renting, insurance, etc., all online – some renters do not visit for years.

Mr. Trione questioned “codes” and locks. Ms. Sills answered that can authorize someone else to use – managers cannot enter units.

Mr. McKenna questioned some future use of building.

Caccatore, 66 Oliver, asked why residents were not consulted on plans.

Bridgette Bogart, planner. A-20 (photos and aerial) Described photos – site has all front yards – existing not up to standard of Master Plan – overpass 20 feet higher than site – proposed could be called personal service retail establishment – applicant made number of changes to proposed – is a demand and need for facility – aging population moving out of homes – lawyers, etc. use for storage of files, etc. – less traffic than retail or mixed use.

Ms. Bogart continued that proposed brings “economic viability” – revitalizes Route 17 area – would be difficult for retail because of lack of visibility – meets positive criteria – feel suited for location - under in impervious and over in greenery – everything is internal in facility – minimum impact on traffic – residents will not see any trash or loading and unloading.

In reply to Mr. Locicero, Mr. Tuvel said had received a letter from DOT indicating no interest.

On Mr. Locicero’s question of sidewalks, Mr. Seckler said no sidewalks proposed but will install if Board requests. Mr. Ten Kate added that there are sidewalks on the site.

Tobenkin, 68 Oliver Road , questioned lighting

Caccatore, 66 Oliver Road, said is massive building – setting precedent.

Mr. Tuvel thanked Board – proposed started at six stories – learned not wanted Board to see, reduced to three stories – renovating existing site – new storm water management – improving lighting – “bettering” site substantially – site not viable for retail use – proposing less traffic - feel have met all proofs – request that grant with stipulations.

Mr. Locicero discussed right turn only.

Mr. Caminiti agreed that all curb cuts be turn right. He continued that agree with Mr. Caccatore but everything is changing – no other options for site – like the lack of intensity – not a fan of use but fan of impact and in favor or revitalizing property.

Mr. Lagana advised that facility must comply with Ordinance on Sunday uses.

Mr. Ricchiuti stated that site is isolated like an island.

Mr. Trione commented that in the beginning he thought proposed was “way out of bounds” – applicant really heard Board and scaled down – proposed is better than what is there now – not “thrilled” with use but think will be used with hospital coming in, will be viable.

Mr. Sheikh discussed figures used for “demand” – is difficult site, needs improvement.

Mr. Reda discussed square footage of units.

Motion by Trione, seconded by Sheikh, to APPROVE application

FOR: Reda, McKenna, Caminiti, Sheikh, Locicero, Trione

OPPOSED: Ricchiuti

MOTION CARRIED.

Docket No. 7173

Block 6725 Lot 1

Two-story addition, patio and two generators.

Millennium/Care One

90 & 100 Ridgewood Avenue

Laura Tardanico, Esquire, representing applicant.

Ms. Tardanico advised was skilled nursing facility and assisted living and described proposed.

Joseph Flint, engineer. Described existing conditions – two facilities, assisted living and skill nursing - bordered by residential – proposing two-story addition which requires variance for expansion of non-conforming use – removing existing patio and building new – proposing two generators, one for each building, 750 and 450 Kw – significant buffer at property line – described dumpster, etc.

Mr. Sheikh questioned location of generators and seems large tank. Ms. Tardanico stipulated that generators in compliance with Standards.

Mr. Locicero questioned if addition will require more beds or employees.

Mr. Flint discussed drainage and runoff, will provide stormwater maintenance – replacing shrubs, etc., - replacing irrigation system – adding pole mounted lights, LED, dusk to dawn – made application to Bergen County – will comply with Boswell report.

Mr. Ricchiuti discussed screening around generator – vegetation is merely cosmetic – would like solid fencing.

Mr. Lagana questioned location of generator by Cupola.

Mr. Trione questioned dusk to dawn lighting.

Sarkisian, 667 Victoria Avenue, stated lives behind and questioned generator.

Virgone, 663 Victoria Avenue, questioned consideration of neighbors and replacing fence. Mr. Caminiti advised that it is within Board's purview to ask for fence.

Mrs. Sarkisian, 667 Victoria Avenue, questioned proposed lighting.

Samartino, 671 Victoria, questioned size and noise of generators.

M. Muerello, acoustical engineer. Stated made evaluation of generators, 750 and 450 – no where on site would noise add together. Mr. Caminiti questioned what steps could be taken to lessen sound for residents. Witness suggested barrier of cement, wood, metal, etc. Mr. Caminiti requested measure of existing generator sound.

Mr. Sheikh questioned sound.

Mr. Locicero questioned additional screening.

Mr. Ten Kate questioned color of generator and muting of color.

Sarkisian, 667 Victoria Avenue, questioned installing higher fence.

Samartino, 671 Victoria Avenue, questioned testing sound in residents' backyards.

APPLICATION CONTINUED TO APRIL 14, 2022.

NEW BUSINESS: Resolutions

Docket No. 7175 – Karanxha

Motion by Caminiti, seconded by Sheikh, to approve resolution

FOR: Reda, McKenna, Ricchiuti, Caminiti, Sheikh, Locicero

OPPOSED: None

MOTION CARRIED.

NEW BUSINESS: Minutes – March 10, 2022

Motion by Caminiti, seconded by McKenna, to approve

FOR: Reda, McKenna, Ricchiuti, Caminiti, Sheikh, Locicero

OPPOSED: None

MOTION CARRIED

ADJOURNMENT

There being no further business to come before the Board, it was moved by Mr. Ricchiuti, seconded by Mr. Sheikh, that the meeting stand adjourned. Meeting adjourned 11:00 p.m.

Respectfully submitted:

Valerie Frazita, Board Secretary

