

**BOARD OF ADJUSTMENT – BOROUGH OF PARAMUS  
JANUARY 13, 2021  
REORGANIZATION AND REGULAR MEETING**

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

**PLEDGE**

Led by Mr. McKenna

**APPOINTMENT OF LEGAL COUNSEL**

Motion by Caminiti, seconded by Minervini, to appoint Cleary Alfieri Jacobs LLC represented by Joseph Garcia, Esquire, as Legal Counsel for 2021.

FOR: Minervini, McKenna, Ricchiuti, Gunderson, Caminiti

OPPOSED: None

MOTION CARRIED.

**OATH TO NEW MEMBERS**

Mr. Garcia administered the Oath to Messrs. Caminiti and Minervini. Mr. Sheikh was not present.

**ROLL CALL**

Present: Mrs. Gunderson, Messrs. Minervini, McKenna, Ricchiuti, Caminiti

Absent: Messrs. Sheikh, Cirillo, Ivanicki

Also present: Joseph Garcia, Esquire  
Valerie Frazita, Secretary  
Peter Ten Kate, Engineer  
Massiel Ferrara, Planner  
Beth Calderone, Court Reporter

The Chairman announced that in accordance with the Open Public Meetings Act, adequate notice of this meeting was given as follows:

Notice giving 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.

**REORGANIZATION**

Mr. Caminiti announced that this meeting is being held for the purpose of the reorganization of the Board of Adjustment for the year 2021 and requested the following nominations:

Motion by Gunderson, seconded by Ricchiuti, to appoint PETER CAMINITI AS CHAIRMAN

FOR: Minervini, McKenna, Ricchiuti, Gunderson, Caminiti

OPPOSED: None

MOTION CARRIED.

Motion by Caminiti, seconded by Gunderson, to appoint JOSEPH CIRILLO AS VICE-CHAIRMAN

FOR: Minervini, McKenna, Ricchiuti, Gunderson, Caminiti

OPPOSED: None

MOTION CARRIED.

Motion by Caminiti, seconded by Gunderson, to appoint VALERIE FRAZITA AS SECRETARY

FOR: Minervini, McKenna, Ricchiuti, Gunderson, Caminiti

OPPOSED: None

MOTION CARRIED.

Motion by Caminiti, seconded by Gunderson, to appoint BETH CALDERONE AS COURT REPORTER

FOR: Minervini, McKenna, Ricchiuti, Gunderson, Caminiti

OPPOSED: None

MOTION CARRIED.

Motion by Gunderson, seconded by Caminiti, to appoint BOSWELL MCCLAVE AS BOARD ENGINEER  
FOR: Minervini, McKenna, Ricchiuti, Gunderson, Caminiti  
OPPOSED: None  
MOTION CARRIED.

Motion by Caminiti, seconded by Gunderson, to appoint REMINGTON VERNICK AS BOARD PLANNER  
FOR: Minervini, McKenna, Ricchiuti, Gunderson, Caminiti  
OPPOSED: None  
MOTION CARRIED.

Motion by Ricchiuti, seconded by Minervini, to approve the TIME AND PLACE  
FOR: Minervini, McKenna, Ricchiuti, Gunderson, Caminiti  
OPPOSED: None  
MOTION CARRIED.

Motion by Ricchiuti, seconded by Minervini, to approve ORDER OF BUSINESS  
FOR: Minervini, McKenna, Ricchiuti, Gunderson, Caminiti  
OPPOSED: None  
MOTION CARRIED.

Mr. Caminiti announced that the Reorganization portion of the meeting was closed.

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**PUBLIC HEARINGS: Commercial**

Docket No. 7146

Block 2701 Lot 12

Construct addition to existing building for school.

Think Enterprise, Inc

148 Spring Valley Road

Carmine Alampi, Esquire, representing applicant

Mr. Alampi advised Board that applicant relocating business from Kumon on Forest Avenue – site is R-100 zone – area of high school, jr. high school, baseball field, etc. – presently existing non-conforming use as a nursery – property included in redevelopment by M/C – improving property – have 300 feet of environmentally sensitive area – feel application makes sense – classes will be held afternoon and evenings.

Harpreet Kaur, instructor and manager – Daljeet Singh, owner - school has operated for 13 years, 11 in Paramus – classes two days a week, Tuesday and Friday – children dropped off – sessions 45 minutes to an hour – under contract to purchase property – approximately 200 students – students can come any time – nothing happens when no students on site – not one on one, two instructors – approximately 20 students per session.

Mr. Singh said assignments are pre-done by computer – no schedule – half hour worth of work.

Louis, 141 Lucky Hollow Drive, questioned parking.

Daniel LaMothe, Engineer. A-1 (colored site) Described site – proposing addition to existing – clean and repave parking lot – retention system will drain to strip on side – 24 parking spaces with turn-around – SW two-way drive – north side one-way drive to remain.

Mr. McKenna questioned fencing

In reply to Mrs. Gunderson, witness felt would be no affect with school hours. Mr. Caminiti added that high school traffic gone by 3:00.

Mr. Ten Kate questioned rear yard.

Nebab, 149 Lucky Hollow Drive, questioned leaving trees in rear, traffic on Lucky Hollow, no left and right turns.

Anthony lovino, architect. A-2 (mini architectural plan) Witness described plan – addition to existing building, 1800 SF – 1200 SF addition – large learning center area, small office, bathroom and small kitchen – no bulk variances required – maintaining ridge line of existing – new windows – set far back from street – will be a light only at exit – have existing non-conforming sign, 2 x 8 – limited hours of operation for school.

In reply to Mr. Caminiti, witness said office and storage would contain office supplies, no flammables – kitchen would have microwave, etc. – dumpster in back corner – will stipulate no early pick up.

In reply to Mr. Ten Kate, he answered that sign would be same colors as existing.

Michael Pessolano, Planner. A-3 (1-5sheet plan) Described plan – big improvement over existing – use not permitted in zone – discussed special reasons – feel particularly suited to site – no problem maintaining 50 foot drive – no substantial impairment, no public or safety concern.

Ms. Ferrara felt was improvement – irregular lot – no impact on neighborhood.

Mrs. Gunderson questioned if had given thought to use of property if no return. Mr. Alampi replied that would have to come back to Board. Mr. Singh said that did not see any reason not to go forward.

Mr. Caminiti said are familiar with traffic flow – fits theme of area – high growth industry – prep classes are increasingly important now – feel no issues – stipulate that sign must be revisited by signage officer.

Mrs. Gunderson said was great application – campus setting – huge improvement.

Mr. Ricchiuti agreed but questioned location of utility pole.

Motion by Caminiti, seconded by Gunderson, to APPROVE application

FOR: Minervini, McKenna, Ricchiuti, Gunderson, Caminiti

OPPOSED: None

MOTION CARRIED.

#### **NEW BUSINESS: Resolutions**

Docket No 7136 – Akdimir - Denial

Motion by Ricchiuti, seconded by Caminiti to approve

FOR: McKenna, Ricchiuti, Gunderson, Caminiti

MOTION CARRIED.

Docket No. 7143 – Peros/Biagios

Motion by Caminiti, seconded by Ricchiuti, to approve

FOR: McKenna, Ricchiuti, Gunderson, Caminiti

OPPOSED: None

MOTION CARRIED.

Docket No. 6096 – Laganella Properties

Motion by Caminiti, seconded by Gunderson to approve

FOR: Ricchiuti, Gunderson, Caminiti

OPPOSED: None

MOTION CARRIED.

Docket No. 7117 – Laganella Properties

Motion by Caminiti, seconded by Gunderson to approve

FOR: Ricchiuti, Gunderson, Caminiti

OPPOSED: None

MOTION CARRIED.

#### **NEW BUSINESS: Minutes**

Motion by Caminiti, seconded by Gunderson, to approve Minutes December 10 2020

FOR: Ricchiuti, Gunderson, Caminiti

OPPOSED: None

MOTION CARRIED.

#### **ADJOURNMENT**

There being no further business to come before the Board it was moved by Mr. Ricchiuti, seconded by Mrs. Gunderson, that the meeting stand adjourned. Meeting adjourned 9:30.

Respectfully submitted:

Valerie Frazita, Board Secretary



