

BOARD OF ADJUSTMENT – BOROUGH OF PARAMUS

January 27, 2022

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

PLEDGE

Led by Locicero

ROLL CALL

Present: Messrs. Reda, McKenna, Ricchiuti, Sullivan, Caminiti, Sheikh, Locicero, Trione

Absent: Dr. Cirillo

Also present: Daniel Lagana, Esquire
Valerie Frazita, Secretary
Sue Bishop, Court Reporter
Peter Ten Kate, Engineer
Dan Haubens, Acting 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.

PUBLIC HEARINGS: Residential

Docket No. 7172

Block 6917 Lot 12

Construct addition.

Bullard

123 Burke Place

Bruce Whitaker, Esquire, representing applicant.

Mr. Whitaker advised that is existing two-story dwelling, unusual shaped property, corner lot – proposing third garage with addition above and a two story addition on the west side – infringement is setback on Erie, which is used as a side lot. Rear yard is 22.81 feet, existing non-conforming, for garage - no adverse effect on neighbors – feel appropriate – no impact.

William Brown, architect. Described site and architectural – unusual shape of lot – long narrow house, not much rear yard – two-car garage existing and proposing another – rec room and office over garage – fits in with neighborhood.

Mr. Caminiti commented that new office on east makes sense, do not understand addition at west – just making two existing rooms larger – no strong argument. Weighing TV against front yard setback – Board does not regularly decrease front yard, specially for a TV. Mr. Sullivan suggested just moving furniture around for optimum space.

Mr. Ricchiuti questioned Erie setbacks.

Mr. Reda questioned bearing walls.

Anderson, 122 Burke Place, questioned existing house – rooms are small – see no problem with proposed.

Mr. Whitaker advised Board unusual lot – one front yard serves as side yard – neighbor said gives symmetry .

Mr. Caminiti said that his opinion was pretty well known – do not quite get west side although see need for expansion. Feel is “want” not “need”.

Mr. Trione was concerned with neighbor's view.

Mr. Reda felt house could be reconfigured – cannot see westerly expansion.

Mr. Locicero said front looks like side

Mr. Lagana saw no hardship.

Motion by Caminiti, seconded by Ricchiuti, to approve proposed with condition setback on Erie Road remains within requirements.

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

OPPOSED: Trione

MOTION CARRIED.

Docket No. 7169

Block 4809 Lot 12.01

Six foot fence in front yard setback.

Paramus Investments/Parikh

1 Churchill Court

Chimnay and Nikita Parikh, contract purchaser – 123 Valentine Lane, Yonkers, NY

Sandy Hroncich, owner of property

Ms. Hroncich explained that 3 foot fence existing – proposing to make 6 foot.

Mr. Parikh said have two children need higher fence for safety.

Mr. Caminiti advised that locations, etc., on plans do not match – applicant will have to return with as-built and photos.

APPLICATION CONTINUED TO FEBRUARY 10, 2022.

Docket No. 7156-Appeal

Appeal of Administrative Officer's decision.

Ferrante

Nancy and Thomas Ferrante.

Mrs. Ferrante questioned procedure and Mr. Lagana's participation. Mr. Caminiti advised that not comfortable and requested new date. Wants to make sure is clean – not sure if Mr. Lagana needs to testify.

Andrew Kohut, Esquire, attorney for Garcia. Stated that over a year – garage has been sitting for months – Mr. Gomez should be allowed to finish work.

APPLICATION CONTINUED TO FEBRUARY 10, 2022.

Docket No. 7148

Block 681 Lots 1 & 2

Construct 4 story self-storage facility.

750 Paramus LLC

750 Route 17 N.

Jason Tuvel, Esquire, representing applicant.

Mr. Tuvel advised have had several meetings – originally six stories 148,000 SF – based on comments reduced to 127,000 SF – resolved issue with opposition – revised plans - reduced height to 3 stories on one side and 4 on the other – reduced building coverage – removed sign variance on Glen – Board heard Traffic Engineer that low generator – open 6-10:00 p.m. six days a week – office open 8-6:00 – will comply with parking requirements – DOT has “no interest”.

Joshua Kline, Engineer. A-4 (colored site, Nov.) Mr. Klein advised created more open space along Route 17 – reduced height – improved lighting and turned off lights on Glen Avenue side – improved perimeter plantings – no outdoor storage – building coverage decreased – reduced impervious – adding storm water management – will comply with Boswell.

Mr. Trione questioned loading doors and lighting after hours.

Mr. Sullivan questioned size etc., of roll up doors.

Mr. Locicero questioned lobby, Sunday opening, loading areas, moving loading areas away from residential and hours of garbage pick-up.

In reply to Mr. Sullivan, Mr. Kline said that sliver of property on Glen Avenue owned by DOT – attempting to purchase. Mr. Caminiti commented that could make “right only” on Glen.

In reply to Mr. Lagana, Mr. Tuvel said that 3 existing egresses on Glen will remain.

Tobenik, 68 Oliver, questioned number of stories on Route 17

Cacciatore, 66 Oliver, questioned closing.

Laurance Appel, architect A-5 (5 sheet arch package) Mr. Appel described package – reduced stories to 3 and 4 – site not suited for retail because of visibility – reduced footprint and height – good size for loading and unloading – 1000 proposed units reduced to 750 – removed signage on west.

Mr. Caminiti felt not necessary to see signs from a distance, is destination – trees not hiding building - not a big fan of 3 and 4 story configuration – strongly suggest looking at 3 stories for the whole building.

Mr. Trione questioned size of units and parking.

Mr. Sullivan questioned height and signs – suggested that State could cut trees down – questioned number of units lost if reduce build

Witness introduced A-7 (shadows by season)

Mr. Locicero questioned Blue Laws, mechanicals on roof, moving garage and loading to Route 17 side, number of new trees and size of signs.

Mr. Ten Kate said needed to know actual height and screening for mechanicals.

Cacciatore, 66 Oliver, questioned height

Baruyet, 730 Stevens, questioned size of signs and number of units.

Panayiotarakos, 749 Stevens, questioned size of building.

APPLICATION CONTINUED TO MARCH 24, 2022.

NEW BUSINESS: Minutes

Motion by Caminiti, seconded by McKenna, to approve December 23, 2021, Minutes

FOR: McKenna, Ricchiuti, Caminiti

OPPOSED: None

MOTION CARRIED.

Motion by Caminiti, seconded by Sullivan, to approve January 13, 2022, Minutes

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

OPPOSED: None

MOTION CARRIED.

ADJOURNMENT

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

Respectfully submitted:

Valerie Frazita, Board Secretary

