

BOARD OF ADJUSTMENT – BOROUGH OF PARAMUS

March 10, 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 Mr. Reda

**ROLL CALL**

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

Absent: Messrs. Cirillo, Trione

Also present: Daniel Lagana, Esquire  
Valerie Frazita, Secretary  
Katherine Gregory, Planner  
Eileen Boland, Engineer  
Paul Ferriero, 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  
Copy of notice posted on the public announcements bulletin board  
Copy of same submitted to the Borough Clerk.

Katherine Gregory, was sworn in as Board Planner.

**Mr. Caminiti advised that Docket No. 7174 – SG Industrial has been postponed to March 24, 2022.**

**PUBLIC HEARINGS: Residential**

Docket No. 7175

Block 2707 Lot 12

Construct 2 two-story additions.

Karaxha

124 Village Circle West

Eneida Karaxha sworn

Joseph Solfaro, architect sworn

Mrs. Karaxha advised Board that proposing addition – two daughters require separate bedrooms and mother-in-law living with family.

Mr. Solfaro stated that single car garage, looking to make double – going up on other side, fill in corner, bedroom upstairs – feel efficient way.

Mr. Caminiti advised that need to apply for double curb cut if widening drive. Witness said will not add drive and described existing and proposed drive.

He continued that left side will be two-car garage with master bedroom above – right side improving kitchen and adding dining room and living room - proposing 4 bedrooms.

Mr. Locicero questioned front porch and steps 26 feet from line. Mr. Sullivan had same concern and questioned moving steps back or sideways.

Mr. Caminiti commented that garage will keep cars off street, not egregious – like Mr. Sullivan's suggestion of flipping stairs.

Motion by Caminiti, seconded by Sullivan, to approve with condition that steps be moved to North FOR: Reda, McKenna, Ricchiuti, Sullivan, Caminiti, Sheikh, McKenna, Locicero

OPPOSED: None

MOTION CARRIED.

**PUBLIC HEARINGS: Commercial**

Docket No. 7176

Block 802 Lot 2

Amend site plan.

Paramus Hyundai

234 Route 4 West

William Strasser, Esquire, and David Mayland, Esquire, representing applicant.

Mr. Strasser advised had spoken with Mr. Lagana – actual address is Route East, not West – 200 foot list is correct – notification not defective.

Mr. Strasser continued that proposing to reconfigure parking lot for 22 spaces – fence is pre-existing non-conforming – planting 92 Yews to shield lighting,

Daniel LeMothe, engineer. A-1 (colored site) Described plan – two-way drive on right – currently cars stored in rear – upgrading parking lot along Route 4 – adding 22 spaces on left – moving existing fence further south and adding 3 spaces – adding dumpster enclosure – repaving lot – expanding impervious – expanding detention pit for runoff – adding landscaping in front and two customer spaces. Per Boswell report: will fence in dumpster – 2 spaces at Route 4 could be future – agree with drainage – exporting 399 CY – agree to 6 month for lights – will comply with Code on lights going off – DOT no intent letter.

Mr. Sullivan questioned number of spaces required and stacked cars in front.

Mr. Reda questioned non-conforming spaces. Mr. Strasser stipulated for dealership use only. Mr. Reda also questioned drainage system.

Ms. Boland questioned retaining wall.

Mr. Sullivan questioned allowing signs on retail cars. Mr. Lagana replied that Ordinance does not allow.

Rocco Auriemma, general manager. Stated that changing charger stations from Level 2 to Level 3 – handicap spaces by front door – if move would have problem passing by roll up door.

John Szabo, planner. Described area – expanding parking lot, no changes to building – discussed variances requested – no detriment to public or negative impact – important that provide display – attractive landscape plan – undersize stalls for display only – feel can accommodate additional impervious. Ms. Gregory questioned witness on impervious.

Mr. Strasser advised Board that had heard testimony – will accept conditions.

Mr. Sullivan said that would like to see opening up spaces in front. Mr. Locicero would like to see DOT letter.

Motion by Sullivan, seconded by Caminiti, to approve with condition enclose dumpster, 2 future use spaces. Drainage per Boswell, 6-month lighting, DOT letter, move handicap spaces.

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

OPPOSED: None

MOTION CARRIED.

Docket No. 7177

Block 2702 Lot 7

Upgrades.

PSE&G Substation

126 Spring Valley Road

Jennifer Perez, Esquire, representing applicant.

Jeremiah Laurizio, project manager. Stated that “energizing” site – described proposed – equipment old – over 100,000 customers – described existing conditions and proposed – replacing heaters and piping – will take about from May to October.

Mr. Sheikh questioned unusual and risk problems.

Mr. Ricchiuti questioned by-pass system and if can accommodate higher pressure if required.

Mr. Locicero questioned construction parking and if enough room, security and noise from generator.

Mr. Caminiti added that most of danger comes thru computer system.

Mr. Lagana questioned if working with Paramus Police.

Hobatuk, 140 Lucky Hollow, questioned why work being done now

Siemon, 120 Spring Valley Road, questioned lights in and out site at night.

Gombas, 148 Lucky Hollow, questioned vibrations and people coming in and out at night.

Steven Nolan, engineer. Described existing – about 5-1/2 acres – two entrances from Spring Valley – described proposed – no changes to impervious, traffic and circulation – replacing lights with LED, no spill over to neighbors.

Mr. Locicero questioned generator noise and neighbors and gas odor.

Mr. Ricchiuti questioned existing generator.

Michael Conaway, acoustical engineer. Prepared analysis - discussed regulations in NJ and Paramus – outdoor piping makes noise, only using 2 of 3 lines – generator 65 d/B(a) which is typical – sound will meet NJ limit.

Mr. Locicero questioned using insulation to lower noise

Hobatuk, 140 Lucky Hollow, questioned sound proofing in building.

Mr. Lagana questioned decibels and worst case.

Mr. Caminiti questioned wrapping pipes

Mr. Sullivan asked if doing regular sound checks. Mr. Lagana added that Borough has noise Ordinance.

William Masters, planner. Described application- not expanding existing facility, just increasing “durability” – inherently beneficial use – satisfied positive criteria – use benefits public. A-1 (existing land use map) A-2 (proposed map) Variances can be granted – satisfied positive and negative.

Ms. Perez advised that testimony shows proposed will be beneficial – agree to all Ferriero comments in report.

Mr. Sullivan liked suggestion of insulating exterior pipes and interior of building. Mr. Caminiti said could ask as good neighbor. Ms. Perez agreed to insulate building and look into lines.

Mr. Caminiti commented that need Transco to correct security – may not be able to supersede authority.

Motion by Caminiti, seconded by Locicero, to approve with conditions

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

OPPOSED: None

MOTION CARRIED.

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

Docket No. 7176 – Ferrante appeal

Motion by Caminiti, seconded by Sullivan, to approve resolution

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

OPPOSED: None

MOTION CARRIED.

Docket No. 7142 – Paul Miller

Motion by Caminiti, seconded by Sheikh, to approve resolution of denial

FOR: McKenna, Caminiti, Sheikh

OPPOSED: None

MOTION CARRIED.

Docket No. 71268 – Raghubans

Motion by Caminiti, seconded by Sheikh, to approve resolution of denial.

FOR: McKenna, Caminiti, Sheikh

MOTION CARRIED.

#### **NEW BUSINESS: Minutes February 24, 2022**

Motion by Caminiti, seconded by Sheikh, to approve

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

OPPOSED: None

MOTION CARRIED.

#### **ADJOURNMENT**

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

Respectfully submitted:

Valerie Frazita, Board Secretary

