

**BOARD OF ADJUSTMENT – BOROUGH OF PARAMUS**

**PUBLIC HEARING MEETING**

**February 11, 2021**

**7:30 PM Virtual Webex/Teleconference Meeting Agenda**

**APPLICATIONS WILL BE CALLED AS DETERMINED BY THE CHAIRMAN**

The February 11, 2021 public hearing regarding these applications will be held by online/virtual means and telephonically only. During the virtual public hearing, any interested party will have an opportunity to listen to and, if participating online, view the hearing in its entirety, be heard (ask questions, provide comments or offer evidence) by either (a) participating online by visiting Webex.com and following the instructions provided to join the online/virtual meeting or (b) participating telephonically by calling 1-415-655-0001, access code is 179 623 8950 attendee number is the # sign. Participating via online/virtual means or telephonically is free of charge to the public.

If participating via online/virtual means, the meeting link is: <https://paramusborough.webex.com/paramusborough/j.php?MTID=m72214c870d40aacb3f9751445d418054> or by entering a meeting number of 179 623 8950 with password DbyDxqdg498. In addition, if you wish to review the application, including the plans and maps submitted, same will be posted on the Borough's website at [www.paramusborough.org](http://www.paramusborough.org) at least 10 days prior to the virtual public hearing. For those unable or unwilling to access same by visiting the website, you may contact the Board of Adjustment Secretary at 201-265-2100 Extension 2241 or email at [vfrazita@paramusborough.org](mailto:vfrazita@paramusborough.org) to make arrangements to view a hard copy of the application.

**PUBLIC HEARINGS: Commercial**

Docket No. 7152

Ridgewood Country Club

Block 3001, Lot 2 – Block 3101, Lots 1&2

Block 3102, Lot2 – Block 4201, Lot 24

Change Use of existing office/storage building for staff residence, new storage building and request that Coe Road gate remain for emergency use.

Sec. 429-67 Housing not permitted use

Affidavit of Notice filed?

- [RCC Storage Bldg. A-1.0 Issued for Zoning 12-16-2020 Architectural](#)
- [SHEET 1 OF 6, KEY MAP, ZONING MAP DATED 10-08-2020](#)
- [SHEET 2 OF 6, OVERALL SITE PLAN DATED 10-08-2020](#)
- [SHEET 3 OF 6, STORAGE BARN SITE PLAN, DETAILS DATED 10-08-2020](#)
- [SHEET 4 OF 6, EXISTING CONDITIONS DATED 10-08-2020](#)
- [SHEET 5 OF 6, GRADING, EROSION CONTROL PLAN, DETAILS DATED 10-08-2020](#)
- [SHEET 6 OF 6, LANDSCAPE PLAN, DETAILS DATED 10-08-2020](#)

Docket No. 7148

Block 6811      Lots 1 & 2

750 Paramus LLC

750 Route 17 North

Remove all existing structures and construct six-story self-storage facility with signage and site plan contrary to:

- Sec. 429-121      Storage facility not permitted
- Sec. 429-24      Maximum building coverage permitted 25% - 32.4% proposed
- Sec. 429-135      Maximum building height permitted 36 feet 2 stories – 78.75 feet 6 stories proposed
- Sec. 429-125      Minimum distance to residential 100 feet – 96.7 feet proposed
- Sec. 429-176      Minimum planted area 25% - 986 SF proposed
- Sec. 429-181      Buffer required within 100 feet of residential – **0 feet** proposed
- Sec. 429-191      Loading zone to rear of building – proposed at front of building
- Sec. 429-32      Parking area not permitted in front yard
- Sec. 429-39      Maximum curb cut width 30 feet – 40 to 60 feet proposed  
Minimum distance between curb cuts 50 feet – 43 feet proposed
- Sec. 367-12      Maximum number of wall signs and area 5% or 100 feet – four 180 SF proposed
- Sec. 371-33      Design waivers requested for Access Drive and Parking Area.

Affidavit of Notice filed?

- [Cover-letter-submitting-application-1](#)
- [Cover-letter-submitting-Zoning-Review-Fee-Application-1](#)
- [01---Preliminary--Final-Major-Site-Plan](#)
- [02---Stormwater-Management-Report](#)
- [03---Environmental-Impact-Statement](#)
- [04---Traffic and Parking Assessment Report](#)
- [05---Soil-Movement-Exhibit](#)
- [959.04-Application-9.30.20](#)
- [959.04-Submission-to-County-Planning-Board](#)
- [959.04-Submission-to-Soil-Conservation-District](#)
- [2020-08-11 FS SUB ALTA Tiger-Buying-Paramus](#)
- [PSS-01-Issue-for-Zoning-9-24-20](#)
- [Zoning-Review-Fee-Application\\_201801121247479902](#)

**NEW BUSINESS: Resolutions**

Docket No. 7146 – Think Enterprises

**NEW BUSINESS: Minutes January 14, 2021**

**ADJOURNMENT**

