

**BOARD OF ADJUSTMENT – BOROUGH OF PARAMUS
PUBLIC HEARINGS
February 25, 2021
7:30 p.m. – Virtual Webex/Teleconference Meeting Agenda**

APPLICATIONS WILL BE CALLED AS DETERMINED BY THE CHAIRMAN

The February 25, 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 179 882 6448 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=m8afc3b30c26447ecb4f516e087f2d76a> or by entering a meeting number of 179 882 6448 with password MHebxJG2s37. 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 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 to make arrangements to view a hard copy of the application.

PUBLIC HEARINGS: Residential

Docket No. 7151 Hussian
Block 6806 Lot 3.01 697 Roosevelt Blvd.

Erect 6-foot fence in front yard, corner lot, contrary to:
Sec. 429-40 Solid fence exceeding 3 feet not permitted front yard.

CONTINUED FROM JANUARY 28, 2021.

- [697 Roosevelt Boulevard Paramus Fence](#)

Docket No. 7149 Evangelou
Block 2506 Lot 2 195 Denver Road

Construct two-story rear addition contrary to:
Sec. 429-45 Minimum rear yard setback 30 feet – 19.58 feet proposed

CONTINUED FROM JANUARY 28, 2021.

- [195 Denver Road - Z-1-REV](#)
- [195 Denver Road - Z-2-REV](#)
- [195 Denver Road - Z-3-REV](#)

PUBLIC HEARINGS: Commercial

Docket No. 7135

Block 5704 Lots 8,9

238 Midland Avenue LLC

238, 234 Midland Ave

Remove existing structures and construct 8 residential units contrary to:

Sec. 429-44 Multi-family not permitted

CONTINUED FROM DECEMBER 10, 2020.

- [4019 - Site Plan Exhibit - SK-1 - 2020-12-06](#)
- [Landscape Rendering of MCB Site Plan 238 Midland Paramus](#)
- [4019 - Site Plan Exhibit - SK-1 - 2020-12-06 \(A15\)](#)
- [Architect's \(Virgona\) Plans Sheet 1 dated 3-9-2020](#)
- [Architect's \(Virgona\) Plans Sheet 2 dated 3-9-2020](#)
- [Landscape \(Bogart\) Plan last revised 5-5-2020 Filed 5-6-2020](#)
- [Landscape Rendering 238 Midland Paramus \(A16\)](#)
- [MCB Use Variance Plan Set - last revised 03-20-2020 Filed 5 6 2020](#)

Docket No. 7133

Block 410 Lots 1,2,8,9

MPB Realty

134 & 137 Gertrude Ave

Bifurcated application to consolidate four lots for a Dunkin Donuts facility contrary to:

- Sect. 429-21 Not permitted in zone
- Sec. 429-45 Maximum building height 20 feet - <25 feet proposed
- Sec. 429-178 35 foot buffer width required – 15 and 35 feet proposed
- Sec. 429-39 Maximum curb cut permitted 12 and 20 feet – 56 and 25 feet proposed
- Sec. 429-32 Parking not permitted in front yard
- Sec. 429-35 Business access drive not permitted in residential zone Minimum parking to ROW 15 feet – 10 feet proposed to Route 17
- Sec. 429-125 Distance building to residential 100 feet – 27 feet proposed
- Sec. 429-191 Loading proposed in front yard

POSTPONED FROM DECEMBER 17, 2020.

- [Equipment Plan initial issue 11 12 19, last revised and dated 8 5 2020 \(filed 8-21-2020\)](#)
- [Use Variance Site Plan prepared by Lapatka Associates, Inc. dated 9 12 19, last revised 5 26 20 \(filed 8-21-2020\)](#)

NEW BUSINESS: Resolutions

Docket No. 7146 – Think Enterprises Docket

No. 7152 – Ridgewood Country Club Docket

No. 7148 – 750 Paramus LLC

NEW BUSINESS: Minutes – February 11, 2021

ADJOURNMENT