BOARD OF ADJUSTMENT – BOROUGH OF PARAMUS
PUBLIC HEARINGS
April 8, 2021
7:30 p.m. – Virtual WebEx/Teleconference Meeting Agenda

APPLICATIONS WILL BE CALLED AS DETERMINED BY THE CHAIRMAN

The April 8, 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 129 194 3728 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=m7c78d56dfe5b39a8e3fbaa4bbf53708 or by entering a meeting number of 129 194 3728 with password JkTrcDZV527. 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. 7158        Amato
Block 4808    Lot 3.01    2 Churchill Court

Install a 6-foot high fence in front yard setback of corner lot contrary to:
Sec. 429-40   Allowable height is 3 feet for a solid fence
Affidavit of Notice filed?

Docket No. 7159        Basner
Block 5810    Lot 13    394 Burlington Road

Retain a patio contrary to:
Sec. 429-43   Minimum total side yard required 18 feet – 10.5 feet existing
Minimum side yard required 8 feet – 5 feet existing
Affidavit of Notice filed?

Docket No. 7156        Gomez
Block 5609    Lot 13    265 McKinley Blvd

Construct a second level over an existing garage contrary to:
Sec. 429-29   Accessory building shall not be over 20 feet in height
Affidavit of Notice filed?
Construct a 12 by 30 foot inground pool, on a corner lot, contrary to:
Sec. 429-34 Required rear yard setback for pool 10 feet – 2.69 feet proposed
Affidavit of Notice filed?

PUBLIC HEARINGS: Commercial

Bifurcated application to consolidate four lots for a Dunkin Donuts contrary to:
Sec. 429-21 Not permitted in zone
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 125 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.
CONTINUED FROM FEBRUARY 25, 2021.

- 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. 7153 – Ahmed
Docket No. 7154 – Gupta
Docket No. 7155 – Mizrahi

NEW BUSINESS: Bills

NEW BUSINESS: Minutes March 25, 2021

ADJOURNMENT