

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=m7c78d56dfe5b39a8e3fba1a4bff53708> 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

Block 4808 Lot 3.01

Amato

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?

- [2 Churchill Ct Variance Letter](#)
- [Letter with Survey of fence highlighted as one document 3-25-21](#)
- [Survey with fence highlighted 3-25-21](#)

Docket No. 7159

Block 5810 Lot 13

Basner

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?

- [Variance request](#)
- [394 Burlington Survey](#)

Docket No. 7156
Block 5609 Lot 13

Gomez
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?

- [Statement of Facts- 265 McKinley \(Gomez\)\(1313230.1\)](#)
- [Gomez Garage Addition Paramus 4-Sheets FINAL 9-21-20\(1313240.1\)](#)
- [Letter filing 265 McKinley Application with BOA 3-29-21\(1313229.1\)](#)
- [Paramus BOA Signs & Variance Application \(Gomez\)\(1313238.1\)](#)

Docket No. 7157
Block 3402 Lot 5

Morales
150 Spring Lane

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?

- [STATEMENT OF FACTS 150 Spring Lane Variance](#)
- [150 Spring Lane Variance Pool Plans](#)

PUBLIC HEARINGS: Commercial

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 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