

BOARD OF ADJUSTMENT – BOROUGH OF PARAMUS

January 23, 2020

A meeting of the Board of Adjustment, in Borough Hall, was called to order at 7:30 by Chairman Caminiti.

PLEDGE

Led by Mrs. Gunderson

ROLL CALL

Present: Mrs. Gunderson, Messrs. Putrino, McKenna, Ricchiuti, Caminiti, Ivanicki, DiNapoli

Absent: Messrs. Cirillo, Sheikh

Also present: Joseph Garcia, Esquire
Valerie Frazita, Board Secretary
Donna Lynn Arnold, Court Reporter
Pete Caminiti, Engineer
Massiel Ferrara, Planner

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 and Ridgewood News

Copy of notice posted on the public announcements bulletin board

Copy of same submitted to the Borough Clerk's office

PUBLIC HEARINGS: Commercial

Docket No. 6096

Block 6810 Lots 4-6

Laganella Property

Route 17

Docket No. 7117

Block 6813 Lot 10

Laganella Property

Route 17

Kathryn Walsh, Esquire, representing applicant.

Ms. Walsh advised Board that requesting extension of time for two Laganella applications : No. 6096 Paramus Design and No. 7117 for parking – received variances and approval for site - requesting extension of time until December 2020.

Motion by McKenna, seconded by Caminiti, to approve extension of time for Docket No. 6096

FOR: Gunderson, Putrino, McKenna, Ricchiuti, Caminiti, Ivanicki, DiNapoli

OPPOSED: None

MOTION CARRIED.

Motion by Ricchiuti, seconded by Putrino, to approve extension of time for Docket No. 7117

FOR: Gunderson, Putrino, McKenna, Ricchiuti, Caminiti, Ivanicki, DiNapoli

OPPOSED: None

MOTION CARRIED.

Docket No. 7133

Block 410 Lots 1,2,8,9

MPB Realty

134 & 137 Gertrude Ave

Consolidate lots and construct a Dunkin Donut facility.

James Delia, Esquire, representing applicant.

Postponed from December 12, 2019.

Mr. Delia advised Board that bifurcating application – hearing Use and variance this evening – portion of property is in R-75 Zone – former gas station, now car repair shop – combining properties for greater frontage on Route 17 – propose DD with drive thru and outdoor dining area – will call engineer, architect, client, traffic and planner.

Alexander Lapatka, Engineer. Advised .89 acres – presently a repair shop – 5 feet from residence – site almost totally paved – 4 driveways existing – Lots 8, 9 are vacant – requesting Use variance. A-1 (colored rendering) Proposing one story building 27 by 74 – 2000 SF of area, NS on property – canopy at south extends into R-7 – entrance faces south – main parking by entrance – four seat outdoor dining area – drive thru lane around building with window at west – east side of building will be loading and dumpster – north side employee parking. A-2 (stacking exhibit) Can stack 11 cars including one at window. A-3 (delivery trucks) Can easily come in from Route 17.

Mr. Lapatka continued that 12 parking spaces in front and 4 for employees – require 10 spaces by Code – two 2-lane drives: off Route 17, right in right out – 200 feet further to south than existing. Access on Gertrude for local traffic and emergency vehicles. Will provide planted buffer to south and another by Gertrude. Witness described variances for height, distance to residential, buffer width, curb cut, loading not in rear and parking in front yard.

In reply to Mr. Caminiti, witness said that delivery does not have to go on Gertrude. Mr. Delia stipulated that no trucks on Gertrude.

Sciarrino, 127 Gertrude, questioned truck activity, timing, etc.

J, Weiner, architect. Witness described floor plan - building will be cement siding with panels, earth tone – dark and light siding will break up expanse - new sign will say “Dunkin”. Mr. Delia advised have not applied for signs. Outdoor dining will be one table and four chairs – will be screened.

Mr. Ricchiuti questioned moving drive thru window south for more stacking.

Sachin Shah, owner, operations expert. Stated has owned franchises since 2001 – hands-on operator – will be neighborhood type store – bakery delivery daily, dry goods once a week – donuts not baked on site – will be same delivery route as other DD in Paramus. Deliveries will be right before opening, will have key to get in – will be 30 to 45 minutes. Crew opens 5:45 – food pre-portioned and prepared as an assembly line – 4-6 employees on shift – always a manager on site – most of time have 6 people – trash by private hauler – very little food waste.

Mr. Caminiti questioned trash removal twice a week and accessing outdoor dining after closing. Mr. Shah replied that have security cameras 24 hours to cell phones.

In reply to Mr. Putrino, witness said that outdoor dining all year – described areas to hold plowed snow.

In reply to Mr. DiNapoli, Mr. Shah said that waste very little food – portions down to a “science” – products are pre-frozen. Average stack is 4-6 vehicles, mostly for coffee – drive thru gets priority for service – 2 minutes or less per order. He had not looked at other sites.

Mr. Ricchiuti questioned 2 minutes per order and lighting in outdoor area.

Mr. Caminiti questioned stores on residential street – will be activity on Gertrude from 6:00 a.m. to 10:00 p.m. Mr. Shah said Board could make decision on hours. Mr. Caminiti felt that people will be taking Gertrude to access DD.

Mr. Ten Kate questioned control of trash pickup and timing.

Tyson, 133 Gertrude Avenue, questioned employee parking, security system and “hanging out” in outdoor area.

Ventura, 17 Pleasant Avenue, questioned restroom use.

Earls, 138 Gertrude Avenue, questioned parking on Gertrude.

In reply to Mr. Putrino, witness said that current owner taking care of environmental concerns.

Jay Troutman, traffic engineer. Prepared report with counts, etc. – under jurisdiction of NJDOT – described highway conditions and traffic movements – drive thru window eases parking – deliveries off peak – compared existing conditions with proposed – feel better and safer access to property.

Mr. Putrino questioned softening entrance, mountable curb in front and more consistent shoulder. Mr. Delia said would look into.

Mr. Caminiti questioned impact on Gertrude – people will come down ramp and go through Gertrude – traffic is “parking lot” in this area – 7-10:00 is peak – Gertrude will be main entrance through back roads. Mr. Troutman felt that site will be used by people already on main line.

In reply to Mr. Garcia, Mr. Lapatka said that could do something to move entrance.

Tyson, 133 Gertrude Avenue, questioned speed on highway when entering and using Gertrude as a short cut.

Mr. Delia asked for a postponement to a future date – would like to look at access, etc.

MPB HEARING POSTPONED TO FEBRUARY 27, 2020.

NEW BUSINESS: Bills

Motion by DiNapoli, seconded by Gunderson, to approve payment of bills

FOR: Putrino, DiNapoli, McKenna, Ricchiuti, Gunderson, Caminiti, Ivanicki

OPPOSED: None

MOTION CARRIED.

ADJOURNMENT

There being no further business to come before the Board, it was moved by Mrs. Gunderson, seconded by Mr. Caminiti, that the meeting stand adjourned. Meeting adjourned 10:15.

Respectfully submitted:

Valerie Frazita, Board Secretary