

BOROUGH OF PARAMUS – BOARD OF ADJUSTMENT

January 25, 2018

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

PLEDGE

Led by Mr. Lagana

ROLL CALL

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

Absent: Mr. Cirillo

Also present: John Ten Hoeve, Esquire, Board Attorney

Valerie Frazita, Secretary

Angie Shaw, Court Reporter

John Yakimik, Engineer

Mark Everett, 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. 7088

Block 3601 Lots 6 & 7

Used vehicle facility.

TPH Route 17 LLC

Route 17 Parkway

Postponed from December 7, 2017.

James Delia, Esquire, representing applicant

William Strasser, Esquire, representing Paramus New Car Dealers Association

Mr. Ten Hoeve advised that received letter from Mr. Strasser at 3:00 today – should have been 10 days prior – had months in between meetings – unfair for Board, etc, to review - will not be considered tonight. Also, will go out of order for witnesses – tonight engineer will review revisions and cross by objector. Mr. Strasser explained that was delay because of review of old applications – feel Board should know of prior cross easements, etc.

Mr. Strasser also said that there is a problem with notice not including hotel parking, etc. Mr. Ten Hoeve replied that can challenge notice. O-1 (Strasser letter 1/25/18)

Mr. Delia advised that new submissions address objection on Marriott, etc. – relocated Route 17 ingress and egress – filed for DOT approval – have straight line for trucks to rear – increased greenery – fuel tank now 2000 gallons – hot box relocated to north – added over 100 trees – “flipped” plan – eliminated phasing – reduced number of parking spaces.

Jeffrey Martel, engineer. A-18 (colored site plan) A-19 (full site plan 1/17/17) Mr. Martel said rearranged site, parking areas reduced, impervious reduced – 10,392 SF building slightly relocated to 191 feet from Route 17 – two main customer entrances – submitted major access permit to DOT – 126 spaces and 5 ADA spaces – front parking for peak customers, rear for employees and overflow for customers – 260 sales display paces, 9 x 17, gated lot.

He continued that staging area within 6 foot wall – modified cross access to hotel – Fire had no comments – will comply with Boswell comments – will amend DEP permit – reduced tree removal to 84 and will plant 100 – will comply with Shade Tree - do not propose plantings in islands – asking for waiver for lighting – have isolated straight truck route to rear – have additional green space by Marriott – 10 cars will face Route 17 – hot box now north of building, material compatible to building – transformer at NE corner of building – tire and trash NE corner of staging area. Feel site well laid out. A-20 (Martel letter)

Mr. Caminiti said was better layout - questioned necessity of 2000 gallon tank, flow from Marriott at SE corner, overflow parking at rear and size of trash truck. He also felt that SE egress and ingress to hotel was worthless and why necessary.

Mr. Lagana questioned width of drive aisles.

Mr. Putrino questioned turning radius at dumpster area – felt was confined area.

Mr. Ricchiuti questioned sidewalks for over flow area parking to building and stripping in staging lot.

Mr. Ten Hoeve expressed concern for removal and storage of snow. Mr. Delia stipulated that snow will be removed from site if necessary. Mr. Ten Hoeve continued with question on height of trees and leaf problem in display area.

Mr. Yakimik questioned making an access at Evelyn Street, timing of car carriers, fire lanes - he suggested getting the hot box decision from Suez in writing He also questioned car wash system, desnagging brook and lighting in parking areas.

Mr. Ten Hoeve asked engineer why cannot satisfy Code with lighting – why are they twice as bright. Mr. Yakimik also questioned screening lighting from hotel.

Mr. Delia advised Board that will have a program on “way finding” for next meeting.

Mr. Everett questioned drive aisles and directions to over flow parking area.

Mr. Strasser questioned Mr. Martel on new distance of entrance way, response from DOT, fire ruck entering for hotel site, who parks cars in staging area and fire lane at staging area.

Mr. Ten Hoeve added that if put in fire lane, applicant would have to return to Board.

Mr. Strasser continued questioning engineer. O-2 (objectors highlighted C-20 plan) He questioned 18 foot spaces, designated spaces for pickup trucks, concrete pad in staging area, type of curb at entrance, fuel delivery, sidewalks to staging area, location of service drop off and pick up, car carriers and deliveries – parts delivery trucks, designated driveway for hotel, drainage easement and pipe size. O-3 (highlighted Lapatka site plan 11/29/17).

APPLICATION CONTINUED TO APRIL 12, 2018.

NEW BUSINESS: Minutes

Motion by Gunderson, seconded by Putrino, to approve January 11, 2018 minutes

FOR: Putrino, Lagana, Ricchiuti, Gunderson, Caminiti, Sheikh

OPPOSED: None

MOTION CARRIED.

NEW BUSINESS: Bills

Motion by McKenna, seconded by Lagana, to approve bills

FOR: Putrino, Lagana, McKenna, Ricchiuti, Caminiti, Sheikh, DiNapoli

OPPOSED: None

MOTION CARRIED.

ADJOURNMENT

There being no further business to come before the Board, it was moved by Mrs. Gunderson, seconded by Mr. Lagana, that the meeting stand adjourned. Meeting adjourned 11:00.

Respectfully submitted:

Valerie Frazita, Board Secretary