

BOARD OF ADJUSTMENT – BOROUGH OF PARAMUS

January 31, 2019

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

PLEDGE

Led by Mr. McKenna

OATH

Mr. DiNapoli was sworn as four-year regular member by Mr. Garcia.

ROLL CALL

Present: Messrs. DiNapoli, McKenna, Ricchiuti, Caminiti, Ivanicki
Absent: Mrs. Gunderson, Messrs. Putrino, Cirillo, Sheikh
Also present: Joseph Garcia, Esquire
Valerie Frazita, Secretary
Beth Calderone, Court Reporter
John Yakimik, 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: Residential

Docket No. 7119
Block 6508 Lot 9
Two-story addition.

Natovich
554 Clinton Road

Gregory Natovich sworn. Stated addition would add bath room, expand bedroom and existing garage.

Glen Stubaus, architect. Applicant adding second garage, expanding bedroom and adding bath – 10 foot side yard required, 5 feet proposed – bedroom over garage will be enlarged – double drive existing – similar to several houses in neighborhood – driveway was there when purchased.

Motion by McKenna, seconded by DiNapoli, to approve
FOR: DiNapoli, McKenna, Ricchiuti, Caminiti, Ivanicki
OPPOSED: None
MOTION CARRIED.

PUBLIC HEARINGS: Commercial

Docket No. 7118
Block 7301 Lots 1.02 & 1.03
5 townhouses.

I&L Enterprises
Linwood & Paramus Rd

Stephen Sinisi, Esquire, representing applicant.

Mr. Sinisi said that location is “no stranger” to Board – approved for adult day care center, received extension of time – reevaluated day care, applicant concluded proposed is a better plan – five unit town home facility – intensity of use scaled back – prior approvals still viable – less trip generation than day care, no parking issues – no parking on side street.

Matthew Clark, engineer. Stated was undeveloped site, will fill to level out – 5 unit townhouse – two drives in same location as day care – Linwood is only right out – internal drive already approved by Fire Prevention – each unit has a two car garage – will comply with storm water management – will comply with requirement requested by Alpine Learning – will be no light spill onto neighbors – five pole mounts – drives previously approved.

Building in same location, internal circulation the same – require major soil – will bring soil to site, coordinate method of truck travel. Not considered a major development for drainage – will reduce existing conditions and provide water quality. Spoke with Boswell on curb cut, feel applies to single family homes – fence is six feet off property line – all utilities underground.

Emergency vehicles can access – two County easements on Linwood – will discuss easement with Suez – will prepare storm water management plan and provide wall stability - no signage at this time - feel satisfied intent of site plan – no adverse effect on site plan.

Mr. Caminiti questioned if witness was part of original planning or told what needed to do – questioned other configurations – questioned multiple subdivisions for single family homes – how came up with townhouses, not single – would like someone to testify on this.

M. McKenna questioned multiples in this zone.

Mr. DiNapoli questioned comparison to adult day care , dumpster vs. garbage cans and handicap.

A-1 (overlay of day care) Mr. Clark discussed overlay sketch and comparison – length of building a little longer.

Mr. Ricchiuti questioned entry from Linwood , trash collection and dumpster.

Mr. Yakimik discussed Boswell report – questioned line of sight by fence – path, not through driveway, for handicap person – questioned new drainage calculations and how many trucks needed for soil. Mr. Clark said will discuss best route with Police, etc.

Ms. Ferrara questioned if variance is needed for driveway.

Charles Olivo, traffic engineer. Prepared traffic assessment report 10/25/18 detailing recent findings – proposing town houses – looked at 2011 and 2014 studies, conducted counts in May 2018 – counts almost identical with previous – morning peak 7-9:00 – evening 4-7:00 – trip generation of 3 cars at morning peak and 4 at evening. Is vastly below other developments of site – minimal generation – no left out at Linwood – no significant adverse effect on roadway or traffic.

Mr. Olivo continued that reviewed traffic movements on site – parking exceeds requirements – 2.4 stalls per unit - .5 for visitors – two-car garages and driveway area of 18 x 18 – could park 5 vehicles for each unit – 24 foot aisles – 24 foot long parallel parking stall – discussed traffic signs – exceed RSI recommended visitors stalls, almost 2 per unit – could shift drive slightly over – no substantial detriment or impact on traffic – adequate on-site parking and layout – no substantial impact on public.

Mr. Caminiti questioned who recommended right turn out on Linwood and right out on Paramus – questioned use of front loader by dumpster – challenged that anything but a front loader could maneuver on site. Mr. Yakimik suggested changing gate to accommodate either front loader or other.

In reply to Mr. Ricchiuti, witness said no change in count because Bergen County is operating at capacity during peak hours.

Mr. Caminiti questioned bringing parking to front. Mr. Olivo replied that Fire said could not get through.

In reply to Mr. Yakimik, witness said that have low turnover parking – not shallow stalls - could identify visitors parking if necessary.

Wolf, 41 Kramer Drive, questioned traffic backup between 7:00 and 9:00 – years ago not as backed up – also questioned safety of children by driveway.

Roth, 217 Solar Court, Ridgewood – questioned 2011 study and how calculated 3 trips at peak. Mr. Olivo said that vehicles go in and out all day not just peak hours. Mr. Roth also questioned service vehicle movements when all spots filled and commercial tenants.

Freed, 45 Kramer Drive , questioned “U” turns on Kramer and school buses.

John Olivo, landscape engineer. A-2 (colored sheet 2) Was asked by applicant to provide screening, etc. – itemized trees on site – at north, keeping native trees – small patio at east – will be privacy barrier – could be a “rain garden” which is a storm water maintenance device. Mr. Sinisi added that applicant will comply with tree replacing. Witness continued that will comply with all Shade Tree recommendations – contacted Mr. Ten Kate re his report – feel plan satisfies Borough Site Plan requirements.

In reply to Mr. Caminiti, he said that snow will be placed south of building – could also be put on “rain garden.” Mr. Caminiti asked that rethink snow removal for next meeting.

In reply to Mr. McKenna, Mr. Olivo said removing 24 trees – adding 66 evergreens and 2 shade trees – keeping native at north.

Ms. Ferrara questioned “rain garden” and storm management, visitor parking for snow and evergreen buffer.

Mrs. Freed, 45 Kramer Drive , questioned fence and trees on Paramus Road.
Wolf, 41 Kramer Drive, questioned where soil would come from and snow removal.

NEW BUSINESS: Resolutions

Docket No. 6096 –Laganella – Modani sign
Motion by Caminiti, seconded by McKenna, to approve
FOR: McKenna, Ricchiuti, Caminiti, Ivanicki
OPPOSED: None
MOTION CARRIED.

NEW BUSINESS: Minutes

Motion by Ricchiuti, seconded by Caminiti, to approve January 17, 2019, minutes
FOR: McKenna, Ricchiuti, Caminiti, Ivanicki
OPPOSED: None
MOTION CARRIED.

NEW BUSINESS: Bills

Motion by Mr. DiNapoli, seconded by Mr. Ricchiuti, to approve bills for payment
FOR: DiNapoli, McKenna, Ricchiuti, Caminiti, Ivanicki
OPPOSED: None
MOTION CARRIED.

ADJOURNMENT

There being no further business to come before the Board , it was moved by Mr. Ivanicki, seconded by Mr. DiNapoli, that the meeting stand adjourned. Meeting adjourned 10:30.

Respectfully submitted:

Valerie Frazita, Board Secretary

