

**BOARD OF ADJUSTMENT – BOROUGH OF PARAMUS**

**February 8, 2018**

A meeting of the Board of Adjustment, in Borough Hall, was called to order by Acting Chairman Lagana.

**PLEDGE**

Led by Mr. Putrino

**ROLL CALL**

Present: Mrs. Gunderson, Messrs. Putrino, Cirillo, Lagana, McKenna, Sheikh, DiNapoli, Caminiti (7:50)

Absent: Mr. Ricchiuti

Also present: John Ten Hoeve, Esquire  
Valerie Frazita, Secretary  
Beth Calderone, Court Reporter  
Peter Ten Kate, Engineer  
Mark Everett, Planner

**NOTIFICATION**

Mr. Lagana 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

Mr. Lagana announced that: Docket No. 5980 – Perides has been postponed to March 22, 2018.

Docket No. 7106 – GS Portfolio has been postponed to March 8, 2018.

**PUBLIC HEARINGS: Commercial**

Docket No. 7105

Block 2104 Lots 14, 15, 16  
Construct a medical arts building.

Djebiyani Properties

58,62,66 Forest Avenue

Allyson Kasetta, Esquire, representing applicant.

Mr. Lagana explained the hearing process to the public.

Michael Dipple, engineer. A-1 (site plan) Witness advised that presently 3 dwellings on site – two acres – severe slope and 20 foot drainage easement to rear – south is office building, north residential. A-2 (colored proposed site) Parking in rear and under building – 160 spaces – retaining wall north, east, south – fence on wall – highest point 17.9 feet – discussed variances – grade 75 to 55 towards rear – drains to back corner – underground detention system to reduce runoff – utilities come in from Forest Avenue. In reply to Mr. Caminiti, he said that system handles 100 year storm – 6 drains. Mr. Caminiti felt that might need to manage twice a 100 year storm – drains only to one side – presently water is being evenly distributed by over the grass, etc. – not a flat piece of property. Mr. Dipple replied that water gets stopped by walls, curbs, etc - outlets slow it down – will not spill into neighbor's properties.

Mr. Ten Hoeve questioned incorporating “rain garden” and rear topo. Witness replied that proposed to flatten site out with soil.

Mr. Dipple continued that LED lights with shield, 20 foot high, proposed for parking lot – a few building-mounted fixtures – will reduce illumination, eliminating 2 rear poles – pole lights will be dimmed 30% - will be double row evergreens – shrubs along parking areas – year-round shrubs in front. Propose cut in front and fill in rear.

Per comments in Boswell report, will be a 12 x 12 trash enclosure at south – will put fire stripping where needed – will comply with ADA, 6 spaces – no loading space – will reduce light levels – wall is interlocking block – will meet Building requirements. Storm water system will have a concrete box storm trap – water has to be cleaned – feel cannot depend on getting 80% removal with “rain garden” – will maintain easement.

In reply to Mr. Putrino, witness said that tank will be 36,000 cubic feet . Mr. Putrino commented that basically funneling water to one spot.

In reply to Mr. Lagana’s question on number of parking spaces, engineer said that Borough has requirement for number of exam rooms and staff. He also said that will remove 7 trees at easement plus 9 at sides.

Mr. Caminiti questioned tiers instead of wall or reducing size of building - think of ways to eliminate 20 foot wall. Mrs. Gunderson was also concerned with the wall and shading the residential properties.

Mr. Putrino could not see as the best use for site – would like to see some other conceptals.

Mr. Cirillo questioned time of trash removal and if number of ADA spaces will be sufficient.

Mr. McKenna questioned proposed tenants.

Mr. Sheikh also wanted to see other options for the site and questioned if needed hot box.

In reply to Mr. Caminiti’s question on 16,000 CY of fill, Ms. Kasetta said that will provide soil figures.

A-3 (aerial of site) Mr. Dipple advised Board that next site’s parking was at front of building – has bigger footprint.

Mr. Ten Hoeve questioned parking area on next site, how size of building was determined – felt that reducing size would mitigate problems. He also questioned accessing drainage pipe by the wall and trees in that area.

Mr. Ten Kate questioned consolidation of lots and drainage easement. Mr. Everett felt that parking should be reduced.

Cleaver, 37 Brown Circle, questioned if inlets worked, lights on building, and lighting shining on houses at rear. Mr. Ten Hoeve advised that Borough Engineer will examine at six months.

Shah, 74 Lilac, questioned lighting on Forest Avenue and medical waste.

Koumoulos, 74 Forest Avenue, questioned hours of construction and length of time.

Huber, 75 Brown Circle, questioned lighting at wall and trees at property line.

**APPLICATION WILL BE CARRIED TO MARCH 22, 2018, AND MAY 10, 2018.**

**NEW BUSINESS: Minutes**

Motion by Lagana, seconded by Gunderson, to approve January 25, 2018, minutes

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

OPPOSED: None

MOTION CARRIED

**ADJOURNMENT**

There being no further business to come before the Board, it was moved by Mr. Putrino, seconded by Mr. Lagana, that the meeting stand adjourned. Meeting adjourned 10:00.

Respectfully submitted:

Valerie Frazita, Board Secretary