

BOROUGH OF PARAMUS – BOARD OF ADJUSTMENT

FEBRUARY, 9TH 2023

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

PLEDGE

Led by Mr. Caminiti

ROLL CALL

PRESENT: Al-Yousefy, Ricchiuti, McKenna, Reda, Caminiti, Locicero, Scrivanich

ABSENT: Sullivan, Field

ALSO PRESENT: Craig Bossong, Board Attorney
Tracy Colasurdo, Secretary
Beth Calderone, Court Reporter
Gabe Bailor, Planner (Harbor Consultants representing Gregory Associates)
Eileen Boland, Engineer

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
Copy of notice posted on the Borough Website and bulletin board
Copy of same submitted to the Borough Clerk's office.

PUBLIC HEARINGS: COMMERICAL

Docket No. 7181
Block 4001 lot 9
Construct Townhouses

Silvmit LLC
529 Paramus Road

Steven Sinisi, Esquire, representing the applicant.

CONTINUED FROM DECEMBER 8, 2022

John A. Liggero, Architect representing the applicant, gave testimony on proposal and architectural plans. Mr. Liggero stated that they would be keeping the historical buildings on site, will be moved to different locations. Mr. Liggero also stated that there would be (3) three new buildings with (3) three

town houses in each building totaling (9) nine units. There would also be (2) two additional units which would be from (2) two of the historical buildings.

EXHIBITS

A-1: 1st and 2nd floor plans

A-2: Site plan

A-4 Mr. Liggero's drawings from 2/01/2022

Mr. Scrivanich questioned the architects overall exterior design of the building.

Mr. Liggero explained his overall design and also stated that it could be changed.

Mr. Reda asked if the overall design colors and materials were to keep the historical integrity of the property. Mr. Reda also asked about the parking on the property and also asked if any of the units will be handicap accessible.

Mr. Sinisi stated that the Engineer for the applicant will testify on behalf of the parking.

Mr. Bossong, Board Attorney, made a statement to consider the multifamily use for this project.

Mr. McKenna questioned the applicant on who has the overall decision on the design of the project.

Mr. Al-Yousefy questioned why the applicant was discussing the design of the project when the purpose of the meeting was to discuss the use variance.

Mr. Sinisi replied to the board members that he wanted to provide the design information to the board members to give them an overall vision of the project if the use variance was granted.

Mr. Richutti asked what towns Mr. Liggero has done work in.

Mr. Liggero replied that he was done work in Bayonne, Guttenberg, Glen Rock, Maywood, & Hawthorne.

Mr. Locicero asked if they would have gas or wood fireplaces

Mr. Liggero stated they would be gas

Mr. Locicero stated his concerns on the number of bedrooms versus the number of parking spaces. Mr. Locicero also brought up the bus stop and stated his concerns about a bus stop lane.

Mr. Sinisi replied that his next witness would discuss information pertaining to the bus stop.

Mr. Bailer, Board Planner, asked if the units would be for sale or rental and also asked if Mr. Liggero did research of historical buildings in the area.

Mr. Zeljko Rudic, 508 Paramus Road, had questions about parking and stated he would ask later on as he didn't realize that the applicant would go over that information at a later time during the night's meeting.

Mr. Page, Engineer, for the applicant discussed the existing conditions plans dated 3/08/2022. He also showed a (1) one-page site plan dated 6/20/2021 which are conceptual plans.

EXHIBIT

A-5: Revised concept plans dated 1/15/2023

Mr. Page, Engineer, gave his testimony on the past plans that have now been revised and its changes. He discussed the proposed parking and noted that there would be (29) twenty-nine spaces proposed and (2) two spaces designated for handicap parking.

Mr. Sinisi stated if the applicant was to get to the site plan stage, the applicant is willing to comply with any necessary requirements.

EXHIBIT

A-6: For identification purposes – colorized 10-page historic building and rehabilitations

Mr. Richutti asked if the proposed plan site plan could fit a fire truck/emergency vehicle

Mr. Caminiti asked why the current barn on the property was going to be reduced in size

Mr. Page stated that the barn had an addition on it and that they would be removing the addition to keep the integrity of the historical party of the structure.

Mr. Reda also asked about the current plan being able to fit a fire truck

Mr. Scrivanich asked if there will be an ability to make a left turn?

Mr. Page stated that currently the plan is to make a right turn in and right turn out. Ultimately, he stated that it is up to the county.

Mr. Al Yousefy asked if there would be any fencing or fire hydrants on the property?

Mr. Locicero asked about entrance and exits to the property and if it would be right turn only. He also asked about the elevation in reference to the Saddle River. Mr. Locicero questioned the difference in elevation from the houses to the actual river.

Mr. Page responded with an estimate number of roughly 15-20 feet and that he would verify that information.

Mr. Richard Jobsky, 274 West Midland Ave, asked about the existing trees on the property and if they would be removed.

Mr. Page stated that (7) seven pine trees would be removed from the property.

Mr. Jobsky asked about the intersection traffic

Mr. Page stated as of now it would be a right turn in and right turn out, but the County would decide.

Mr. Benjamin Pough, 302 Blauvelt Court, asked about the lighting on the new potential development.

Mr. Page stated that there would be light poles that have a shield or covering on them.

Mr. Pough asked if there would be lighting behind the townhouses.

Mr. Page stated there would not be lighting behind the townhouses.

Ms. Rochelle Jobski, 274 West Midland Ave, asked about widening of the roads and where that extra space would come from.

Mr. Bossong clarified the widening of the road question.

Ms. Jobski asked how many units would be in each of the historic structures.

Mr. Bossong responded with (1) one unit in each.

Ms. Jobski asked about the tall pines on the property

Mr. Page clarified by pointing out which of the tall pines would remain on the property.

Mr. Locicero asked if the applicant was to be required to widen the road, what would happen to their current plan?

Mr. Page stated that they would look at either reducing the building size or number of buildings.

Ms. Karen Harba, 277 West Midland Ave, asked if the circle round about would be able to fit the school bus, or what about a garbage truck?

Mr. Page responded with yes

Ms. Harba asked if the townhouses will have backdoors or patio areas.

Mr. Page stated yes

Mr. Zeljko Rudic, 508 Paramus Road, had questions about where the bus stop would be located, before or after the development?

Mr. Page stated it would be setback from the entrance.

Mr. Michael Pessolano, Planner and witness for the applicant, has examined the application and that it is a bifurcated use variance.

Mr. Sinisi discussed variances and uses.

APPLICATION CONTINUED TO MARCH 23, 2023.

ADJOURNMENT

There being no further business to come before the Board, it was moved by Mr. Caminiti, and seconded by Mr. Reda, that the meeting stand adjourned. Meeting adjourned.

Respectfully submitted:

Tracy Colasurdo, Board Secretary

