

BOARD OF ADJUSTMENT – BOROUGH OF PARAMUS

February 11, 2021

A virtual meeting of the Board of Adjustment was called to order at 7:30 by Chairman Caminiti.

PLEDGE

Led by Mr. Ricchiuti

ROLL CALL

Present: Mrs. Gunderson, Messrs. Cirillo, Minervini, McKenna, Ricchiuti, Caminiti, Sheikh
Absent: Mr. Ivanicki
Also present: Joseph Garcia, Esquire
Valerie Frazita, Secretary
Sue Bischoff, Court Reporter
Peter Ten Kate, 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
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. 7148

Block 6811 Lots 1,2
Self-storage facility.

750 Paramus LLC

750 Route 17 North

Mr. Garcia advised Board that he had received correspondence indicating an issue with the notification and principles of the application.

Jason Tuvel, Esquire. Prime and Tuvel. Mr. Tuvel advised that there were multiple structures on the site, need upgrade – propose to demo and construct a self-storage facility – require a Use variance – received correspondence from William Strasser, Esquire, representing objectors – Mr. Strasser has an obligation as to who he represents at Paramus Retail LLC – require disclosure of principals.

Mr. Strasser indicated representing Nicholas Laganella III – will provide all principals within 10 days – number of residents said had not been notified – may be more objectors. Mr. Tuvel disagreed.

Mr. Garcia said mostly concerned with Sections E-I. Mr. Strasser said that have Mr. Lapatka to comment on deficiencies. He continued that public has a right to know of DOT purchase issue.

Alexander Lapatka, Engineer. Mr. Lapatka advised that notice did not describe the whole property – ROW area is a major concern, waivers not noticed, problem with buffer by residential, curb cut, pavement in buffer area, distance of drive from intersection and parking aisle.

Mr. Tuvel said spoke with Mr. Garcia, feel notice fine – find some of Mr. Lapatka's items disingenuous.

Mr. Garcia advised that based on review, notice was sufficient to proceed – property accurately described – advised applicant he could proceed. Option B would be to give Mr. Strasser 10 days to review with his experts – should be resolved so do not have future discussions.

APPLICATION CONTINUED TO MARCH 11, 2021.

Docket No. 7152

Block 3001 – Lot 2 – Block 3101 – Lots 1 2

Ridgewood Country Club

David Repetto, Esquire, and John McDermott, Esquire, representing applicant.

Mr. Repetto advised that seeking to upgrade housing in Building #1, convert Building #2 back to employee housing and construct Building #3 for storage to get trailer off of property – amended application to add emergency gate on Coe Road which was installed in 1990 – Fire and Police asked for gate. Bern was installed at time of gate - requesting permission to retain gate for emergency – Fire

report asked that gate remain and buildings be sprinkled – issue of neighbors is what is expected for Club for the berm – trying to be good neighbor – would like to retain berm – originally built berm so Club would not infringe on neighbors.

Alexander Lapatka, engineer. Mr. Lapatka described Club area – Building 2 will accommodate 20 people – will add staircase and handicap space. Proposed storage building will replace trailers – dumpster to rear – proposing one seepage pit, water will flow overland – no new site lighting – 7 evergreen trees proposed across existing driveway – soil 378 CY – will work with police on truck traffic – requires Use variance for Building 2 for residents – not expansion, returning to previous use – feel use suitable for site – without proposed, offsite housing would have to be used, along with transportation.

He continued that zone allows for residential use in different format – no impact on traffic and surrounding neighbors, variance can be granted – will be two buildings for residential use by restaurant and grounds staff. Mr. Caminiti said reviving something that already had been in place. Ms. Ferrara said heard strong testimony and feel warranted.

Robert McKillip, member of Club and on Board of Directors. He advised that Building 2 will have 10 double occupancy bedrooms, common living area – used April to mid October – nonseasonal months could have others – will be fed at club house – reverting to previous use – Coe Road gate installed in 1990 for accesses point for PGA equipment – now used for emergency - would like to continue for large equipment – would seek Building Department permit.

Mr. McKillip continued that a berm and plantings was installed in 1990, still remains – Boro requested it for neighbor's privacy – gate was originally see-through, changed to slats for privacy – received letter from Fire asking to retain - want to maintain a sufficient operation – no summons or violation received for berm area - requesting to continue use of road.

Mr. Caminiti questioned office use and why discussion on berm. Mr. McKillip replied that have neighbor complaints – would like to use property as see fit – would consider adding more buffering.

In reply to Mrs. Gunderson, witness said that will not have cooking facilities only washer and dryer – generators and other massive equipment will use Coe Road.

Mr. Cirillo questioned new bathrooms, kitchenette and other employees use during non-season. Witness answered that will be used throughout the year but no permanent stay.

In reply to Mr. Ricchiuti, Mr. McKillip said that Building 3 will be the same height as Building 2.

Yahalom, 401 Abbott Road, questioned permanent occupancy of buildings.

Piccione, 36 Ferndale Road, questioned equipment storage during construction, construction parking and piling of soil and debris.

Shah, 387 Coe Road, questioned maintenance of buffer and timing of construction trucks.

Mr. Piccione, 36 Ferndale Road, questioned buffer zone and parking of cars. Mr. Repetto replied that provided buffer and fence so could use Club side for its own use when needed. Mr. Caminiti added that areas in which are allowed to park vehicles or equipment are designated – have the right to use areas beside buffer zone.

Gengler, 44 Ferndale Road, questioned number of people in existing building, trailers, ancillary uses and generator.

Trapp, 123 Midwood Road, questioned Fire letter and emergency vehicles.

Mr. Repetto indicated that architect was available if needed, but plans speak for themselves. He continued that berm was approved in 1990 – will add to if requested – only restriction was that could not stock pile soil behind the berm – would like to restore Building 2 back to it previous use – feel clear as what trying to do.

Mrs. Piccione, 36 Ferndale Road, discussed the berm and plantings, have weeds, not flowers – are insects – do not maintain area. Mr. Caminiti said will have Shade Tree review and try to solve. 0-1 (photos) Resident continued that traffic is a detriment to neighborhood – described photos – park within buffer area – asking to vote “no”.

Mr. Garcia commented that should notify Building Department is anything in buffer zone.

Mr. Piccione, 36 Ferndale Road, felt Club retaliates when complain – feel berm untrimmed purposely – being spiteful. Mr. McKillip said will come up with some plan with Shade Tree.

Shah, 387 Coe Road, said fences are damaged and are insects in summer.

Grotheer, 288 Coe Road, discussed access road use – gate should be kept locked. Mr. McKillip said will make sure.

Gengler, 44 Ferndale Road, was concerned with noise at night from paddle court – generator needs to be muted. Mr. McKillip replied that would look into.

King, 20 Ferndale Road, said has flooding problem. Mr. McKillip said had looked at – is natural terrain, just the way the water flows – Club did not create problem but will have Mr. Lapatka look into.

Mr. Repetto thanked the Board for its time – hopefully answered questions satisfactorily.

Mr. Caminiti said that residential compound the easiest part – no problem office back to residential – replacing temporary structures always good -no issues.

Mr. Ricchiuti commented that spent a lot of time on gate and berm -Fire says retain gate – no issues.

Mrs. Gunderson said that use road for emergencies – has save life in past – feel addressed neighbors' concerns, although not relevant.

Mr. Ten Kate added that buffer is 25 feet minimum – have to rely on previous resolutions.

Motion by Cirillo, seconded by Minervini, to APPROVE application
FOR: Cirillo, Minervini, McKenna, Ricchiuti, Gunderson, Caminiti, Sheikh
OPPOSED: None
MOTION CARRIED.

NEW BUSINESS: Resolutions

Docket No. 7146 – Think Enterprises
Motion by Caminiti, seconded by Ricchiuti, to approve
FOR: Minervini, McKenna, Ricchiuti, Gunderson, Caminiti
OPPOSED: None
MOTION CARRIED.

Docket No. 7150 Viradia
Motion by Caminiti, seconded by Ricchiuti, to approve
FOR: Minervini, McKenna, Ricchiuti, Gunderson, Caminiti
OPPOSED: None
MOTION CARRIED.

NEW BUSINESS: Minutes January 28, 2021

Motion by Caminiti, seconded by Ricchiuti, to approve
FOR: Minervini, McKenna, Ricchiuti, Gunderson, Caminiti, Sheikh
OPPOSED: None
MOTION CARRIED.

ADJOURNMENT

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

Respectfully submitted:

Valerie Frazita, Board Secretary

