

BOARD OF ADJUSTMENT – BOROUGH OF PARAMUS

February 13, 2020

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

ROLL CALL

Present: Mrs. Gunderson, Messrs. McKenna, Ricchiuti, Caminiti, Sheikh, Ivanicki, Putrino (8:00)
Absent: Messrs. Cirillo, DiNapoli
Also present: Mary Kate Serratelli, Esquire
Valerie Frazita, Secretary
Beth Calderone, 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 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. 7134
Block 4510 Lot 11
Realign driveway.

Saieve
337 Harrison Street

Dr. Saieve sworn.

Homeowner advised that lived in house 25 years – husband has back problems – propose to widen drive to 20 feet, meet at porch – extra feet will give him the ability to get in and out of car – tree in front removed – require variance because drive close to front door.

Mr. Caminiti said that cutting to front door by 3 feet – considerable issue with drive finishing at house – coming in 6 feet at porch level – suggested compromise – rather than terminate at porch, terminate at corner.

In reply to Mrs. Gunderson, Dr. Saieve said that Shade Tree had no problem with replacing tree – was aware that asking for wider drive.

Motion by McKenna, seconded by Gunderson, to APPROVE ACCORDING TO DOCTORED SITE PLAN.
FOR: McKenna, Ricchiuti, Gunderson, Caminiti, Sheikh, Ivanicki
OPPOSED: None
MOTION CARRIED.

PUBLIC HEARINGS: Commercial

Docket No. 7135
Block 5704 Lots 8, 9
Bifurcated application to construct townhouses.

238 E. Midland Ave LLC
238,234 Midland Ave

Stuart Liebman, Esquire, representing applicant.

Mr. Liebman advised that proposal at corner of Midland Avenue and Forest Avenue – Paramus Baptist Church and parish house to be removed – little over a acre – propose 10 townhouses in R-75 zone – feel good location and need. Application bifurcated for Use variance, height, etc. and separate application for site plan. Will hear engineer, architect, landscape, traffic and planner.

Matthew Clark, engineer. A-1 (existing conditions) Described plan – 1-1/2 story parsonage, 1 story church – Lot 8 has one drive, Lot 9 two drives – all turns allowed – 31,451 impervious area existing. Proposing two buildings, 5 units each – met with Fire on drives – met with County who accepted drives but right turn in and right turn out – changed radius per Fire who says driveways work. Police have accepted plan – complies with RSI – discussed driveway separation.

Mr. Clark continued that one-way circulation – 2-car garage – 47 cars can physically park on property – have more than required sight distance – only one corner of building and 1-1/2 stalls in front yard setback – County and Borough planning on changes at intersection – widening Midland and looking for easement.

Mr. Liebman added that church received a letter on widening and asking for additional right of way – can incorporate on proposed design.

Mr. Clark said will install privacy fence and buffers – no signs, etc. – trash stored inside unit – no outside refuse – will find location for snow removal off roads – reducing impervious by 8000 SF – benefit to runoff and storm water management – plantings help aesthetics and storm water – have sewer and storm water drain in street to hook into.

Per Boswell letter, HVAC placed in rear of buildings and screened. Will grade so no impact – right in and right out only - will comply with ADA. Lighting plan not developed as yet – thinking of colonial type – will conform to Borough regulations. Will comply with the \$25,000 sewer fee.

In reply to Mr. Caminiti's question on reducing impervious, Mr. Clark said brick pavers could help – would be a problem lowering to 50%.

Mr. Putrino questioned using pavers by visitors parking - felt single family homes would fit better in neighborhood. Mr. Liebman said that spent many months of designing and redesigning. Mr. Caminiti questioned who made the decision that this was the best plan.

Mr. Ricchiuti questioned storm water management, trash removal and storage – will be 10 trash cans on the street. He also questioned the finalized plans for road widening. Mr. Clark replied that County will say how close unit can be to widening. A-2 (County improvement plan)

Ratinov, 251 Jolene Court - questioned storing trash cans and changes at intersection.

DiMarco, 241 Midland – questioned putting HVAC in front of homes for noise prevention.

Cohen 396 Willard – questioned water runoff

Bassett, 236 Midland – questioned ingress and egress

Boettcher, 213 Lentz – questioned traffic

Obernauer, 260 Midland – questioned impervious

L. Cohen, 396 Willard – questioned grading.

R. Vergona, architect. A-3 (colored rendering) A-4 (two dimensional elevation) Mr. Vergona described renderings – 2 buildings, 5 units each – brick and siding – bay windows, French doors, copper roof – two-car garage and driveway – 2400 SF living space – 3 story front, 2-1/2 story rear. Unit has rec room and mechanical on ground floor, kitchen and family room, bedrooms, two baths. Each unit has deck – “buried” windows in basement. Will be elaborate screening – sprinkled buildings, elevator options – propose one light at each building – no walkways, etc., in rear – HVAC in rear of unit – feel will be an improvement to area. In reply to Mr. Caminiti, he said that 1-2 units per unit screened with landscaping.

Mr. McKenna questioned sprinklers and fire rating

Mrs. Gunderson question how access rear yard – suggested access through garage.

Mr. Putrino questioned driveway and roof pitch and if could be softened – questioned minimizing height variance by lowering ceilings in units – suggested backup generator and questioned propane grills on

deck.

Mr. Ricchiuti questioned fire places and chimneys. Witness said would be gas units. Mr. Ricchiuti also asked where would locate elevators.

Mr. Ten Kate discussed restricting patios in rear yards.

Mr. Caminiti questioned reducing square footage of units and felt HVAC would be noisy for deck use.

Ms. Ferrara suggested trash storage under stairwells.

DiMarco, 241 Midland – questioned putting door access to rear.

APPLICATION CONTINUED TO FEBRUARY 27, 2020.

NEW BUSINESS: Resolutions

Dockets No. 6096 and 7117 – Laganella time extension

Motion by Putrino, seconded by Caminiti, to APPROVE

FOR: Putrino, McKenna, Ricchiuti, Gunderson, Caminiti, Ivanicki

OPPOSED: None

MOTION CARRIED.

NEW BUSINESS: Minutes

Motion by Caminiti, seconded by Putrino, to approve January 9, 2020, minutes

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

OPPOSED: None

MOTION CARRIED.

Motion by Caminiti, seconded by Putrino, to approve January 23, 2020, minutes

FOR: Putrino, McKenna, Ricchiuti, Gunderson, Caminiti, Ivanicki

OPPOSED: None

MOTION CARRIED.

ADJOURNMENT

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

Respectfully submitted:

Valerie Frazita, Board Secretary