

BOARD OF ADJUSTMENT – BOROUGH OF PARAMUS

February 22, 2018

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

PLEDGE

Led by Mr. Cirillo

ROLL CALL

Present: Mrs. Gunderson, Messrs. Cirillo, Lagana, McKenna, Ricchiuti, DiNapoli
Absent: Messrs. Putrino, Caminiti, Sheikh
Also present: John Ten Hoeve, Esquire
Valerie Frazita, Secretary
Mark Elliott, Planner
John Yakimak, Engineer

NOTIFICATION

Mr. Lagana announced that, in accordance with the Open Public Meetings Act, adequate notice of this meeting was given as follows:

Notice indicating 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 advised that Docket No. 7098 – Congregation K'hal Adath has been postponed to an unscheduled future date.

PUBLIC HEARINGS: Commercial

Docket No. 5681 UE Bergen Mall Owner
Block 701-Lot 7 and Block 803- Lot 2 UE East LLC

James Delia, Esquire, representing applicant.

Mr. Delia stated that began renovating Bergen Town Center eleven years ago and spent considerable time on a sign master plan – Best Buy to be a tenant on east side, Building “H” – two signs – 502 SF originally approved – proposed exceeds roof line.

Burlington is moving in on west site – looking for sign containing 16 SF logo – wall sign on Forest – rent space on second floor. Also have construction zone, Phase 2, which requires temporary signs for safety. Require signage for Drive Assist which tells customers which spaces are available in garage – some temporary signage already up for emergency safety on site

Mr. McKenna questioned the effect of multiple lighted signs.

Linda Kreczkowski, Architect. Stated prepared plan – Best Buy building one story – two faces – described plan – identical signs – feel appropriate – signs facing west site and Route 4.

Witness described 4 x 4 heart shape Burlington logo, not illuminated – wall signs are LED. Park Assist allows patrons to see which parking spaces are available in garage, red, green, blue lights – sign extends 4'-8" off building. Temporary signs are needed for construction site – not illuminated, canvas - more like banners – “way finder” signs are for stores in that location, just for directional use.

In reply to Mr. Lagana, Mr. Delia said other stores have logos – size of Burlington sign falls right in line with others.

Mr. Cirillo questioned handicap spaces in garage and time frame for construction. Mr. Ten Hoeve suggested that temporary signs be removed by end of August.

Brigette Bogart, Planner. Ms. Bogart explained that remodel started 11 years ago - made comprehensive sign plan – proposed signs keeping with objectives. Building “H” on east site last to be developed – difficult to access. Burlington sign with logo on west side – creating pedestrian oriented site. Feel signs are good civic design – creating outside appeal – benefits outweigh detriments – signs do not face residents.

Messrs. Lagana and Ricchiuti questioned Best Buy signs in relation to Whole Foods signs.

Mr. Delia advised Board that signs were adding to harmony – temporary and Park Assist are necessary for function – feel request is justified.

Motion by Cirillo, seconded by Gunderson, to approve UE East signs,

FOR: Cirillo, Lagana, McKenna, Ricchiuti, Gunderson, DiNapoli

OPPOSED: None

MOTION CARRIED.

Motion by Cirillo, seconded by Gunderson, to approve UE Bergen (Burlington, way finding, temporary, Park Assist) with condition all temporary removed by September 30, 2018.

FOR: Cirillo, Lagana, McKenna, Ricchiuti, Gunderson, DiNapoli

OPPOSED: None

MOTION CARRIED.

NEW BUSINESS: Minutes

Motion by Gunderson, seconded by Lagana, to approve minutes for February 8, 2018

FOR: Cirillo, Lagana, McKenna, Gunderson, DiNapoli

OPPOSED: None

MOTION CARRIED

NEW BUSINESS: Bills

Motion by Gunderson, seconded by McKenna, to pay bills

FOR: Cirillo, Lagana, McKenna, Gunderson, DiNapoli, Ricchiuti

OPPOSED: None

MOTION CARRIED.

ADJOURNMENT

There being no further business to come before the Board, it was moved by Mrs. Gunderson, seconded by Mr. McKenna, that the meeting stand adjourned. Meeting adjourned 9:00.

Respectfully submitted:

Valerie Frazita, Board Secretary

