

BOARD OF ADJUSTMENT – BOROUGH OF PARAMUS
February 28, 2019

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

PLEDGE

Led by Dr. Cirillo

ROLL CALL

Present: Mrs. Gunderson, Messrs. Putrino, Cirillo, McKenna, Ricchiuti, Caminiti, Sheikh
Absent: Messrs. DiNapoli, Ivanicki
Also present: Joseph Garcia, Esquire
Valerie Frazita, Board 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 and Ridgewood News
Copy of notice was posted on the public announcements bulletin board
Copy of same submitted to the Borough Clerk's office.

PUBLIC HEARINGS: Residential

Docket No. 7120

Block 3301 Lot 6

Three-season porch addition.

Seri

134 Haase Avenue

D. Seri, homeowner

F. Reif, contractor

Mr. Seri advised Board that he and his son have severe allergies – removed previous dwelling and built new – requesting 20 foot rear yard – cannot use deck in summer.

In reply to Mr. Caminiti, Mr. Seri said building on portion closest to rear line as have existing sliding glass door and deck.

Mr. Putrino suggested putting in kitchen area – could create a shorter patio and make some minor modifications. Mr. Caminiti agreed that could modify. Mr. Reif said would be an odd configuration. Mr. Putrino added that Board is looking at other alternatives – could fit behind garage - less of a variance.

Mr. Caminiti advised contractor that steps count as an encroachment.

Mr. Ricchiuti questioned raised deck and creating a new entry way to back of house.

Motion by Cirillo, seconded by Gunderson, to approve, with condition moving steps to east.

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

OPPOSED: None

MOTION CARRIED

PUBLIC HEARINGS: Commercial

Docket No. 7118

Block 7301 Lots 1.,02 & 1.,03

Townhouse development

I&L Enterprises

779-783 Paramus Road

Stephen Sinisi, Esquire, representing applicant.

Mr. Sinisi advised Board that had heard several proposals for the site - had project meeting and incorporated most of the Board's suggestions – will recall Mr. Olivo on traffic – have exhibit to put in record.

Charles Olivo, traffic. A-3 (site plan modification 2/19/19) Stated that heard comments – eliminated stall by trash enclosure and trash enclosure itself – trash containers will be in garage with private trash collector – will add 672 SF of landscape instead – could be used for snow storage – will use pavers for driveways in 5 areas – reduced impervious - parking still more than sufficient – no way-finding signs – will repair sidewalks along Paramus Road.

In reply to Mr. Caminiti's question on snow storage, witness said that plow would be able to come in.

Mr. Putrino questioned type of paver used – suggested also using in visitor's parking to reduce impervious.

Mr. Ricchiuti questioned whether trash in garage would impede driveway parking.

Wolf, 41 Kramer Drive, questioned pavers, water management and roof.

Raymond Virgona, architect. A-4 (colored elevation) Described townhouses - two-car garage with deck behind – brick and stucco, muted palate, copper accents – floor plan remains the same – lowered height to 35 feet, now C variance – feel aesthetically attractive design, fits in area.

In reply to Mr. McKenna, witness s said have two-hour fire rated walls. Mr. Caminiti had concern with being sprinkled.

Mr. Sheikh questioned impact of lowering building.

Roth, 217 Solas, Ridgewood, questioned square footage of units and elevations

Dr. Auerbach 823 Linwood, Ridgewood, questioned lack of basements.

Kenneth Ochab, planner. Site relatively flat – discussed negative criteria – transitional area – day care has more intense use – do not believe would be a substantial number of children – quiet, discreet, less intense – particularly suited – discussed aging population and Master Plan. A-5 (comparison chart) Described chart – feel buffer requirements a hardship – decks are in front yard – have six-foot fence in front yard to screen – requested variances do not create a substantial detriment.

In reply to Mr. Putrino, Mr. Virgona said that trying to avoid a basement, utilities have to go in ground floor.

Mr. Ricchiuti questioned being “isolated from residential” and three bedrooms.

Mr. Garcia questioned overflow parking. Mr. Olivo said greatly exceed parking, three time what is required – unlikely would park across Paramus Road – most likely would block in cars already parked. Mr. Garcia also questioned two single family dwellings.

Mr. Ten Kate questioned curb cut variance.

Ms. Ferraro discussed planner’s chart and negative impact.

Roth, 217 Solas Court, Ridgewood, questioned two-family homes and effect on property values.

Mr. Auerbach, 823 Linwood, Ridgewood, questioned six-foot fence.

Wolf, 41 Kramer Drive, questioned who would buy units, storage in garage and effect on parking.

Mr. Sinisi discussed letter from M. Clark and Shade Tree and will comply.

Mrs. Abel , 42 Kramer Drive, read statement.

Dr. Auerbach, 823 Linwood, stated that traffic is a major problem, many accidents – concerned with fencing to isolate from neighborhood.

Coleman, 40 Linwood, sees an overwhelming urbanization in Paramus – questioned why suitable for five townhouses and not two single-family homes. Mr. Caminiti replied that have to compare proposed with prior approved adult day care – urbanization problem exists all around us.

Wolf, 41 Kramer Drive, stated that not Borough’s responsibility to solve owner’s problem – see no reason that cannot build single family.

Mr. Sinisi advised that Board members are “zoning jurists” – must make decisions on testimony – applicant has been forthcoming – listened to credible requests – “speculation does not defeat facts” as have heard – Board heard evidence from credible witnesses – application designed to bring into harmony.

Mr. Caminiti stated that have ability to turn commercial into residential – impact of day care far more egregious - closets will be fitted for elevators.

Mr. Cirillo discussed fence verses trees – should not be segregated. Mr. Caminiti felt have a right to have fence for privacy and security – fence will not be seen from other side.

Mr. Putrino listed permeable pavers as a condition.

Mr. McKenna felt was win-win.

Mr. Sheikh felt that three bedrooms do not make commercial.

Mrs. Gunderson was pleased that changing commercial to residential – appreciate closets are possible for elevators – “we will have to change and progress”.

Motion by Cirillo, seconded by Gunderson, to APPROVE with condition permeable driveways, sprinkled, closet for elevator, confer with all departments, repair sidewalks.

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

OPPOSED: None

MOTION CARRIED.

NEW BUSINESS: Resolutions

Docket No. 7119 – Natowich

Motion by Caminiti, seconded by Ricchiuti, to approve

FOR: McKenna, Ricchiuti, Caminiti

OPPOSED: None

MOTION CARRIED.

NEW BUSINESS: Minutes

Motion by Caminiti, seconded by Ricchiuti, to approve January 31, 2019, minutes

FOR: McKenna, Ricchiuti, Caminiti

OPPOSED: None

MOTION CARRIED.

ADJOURNMENT

There being no further business to come before the Board, it was moved by Mr. Putrino, seconded by Mr. Ricchiuti, that the meeting stand adjourned. Meeting adjourned 11:20.

Respectfully submitted:

Valerie Frazita, Board Secretary

