

BOARD OF ADJUSTMENT – BOROUGH OF PARAMUS

March 12, 2020

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. Cirillo, DiNapoli, McKenna, Ricchiuti, Caminiti, Sheikh
Absent: Messrs. Putrino, Ivanicki
Also present: Joseph Garcia, Esquire
Valerie Frazita, Board 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: Commercial

Docket No. 7136

Block 1304 Lot 19

Construct 8 townhouses in three buildings.

Morris Akdemir

71 Spring Valley Road

Mr. Alampi advised that property owned by Jacob and Morris Akdemir – R-75 single family zone – 600 feet deep - had previous application for school – keeping in residential mode – works well for multiple dwelling – adjacent neighborhood of duplex homes – propose 4 unit building plus 2 duplexes – trying not to offend community – only significant variance is Use for multiple dwelling – conforming in all other ways – neighbors not impacted – will present engineer, architect, landscape, planner. Mr. Ten Kate deemed complete for Use only – have largely complete site plan and will use for context only.

Mr. Caminiti suggested starting hearing with Planner as dealing with Use only.

Brigette Bogart, Planner. Ms. Bogart stated that reviewed site, masterplan, and prior application – described site -100 feet on Spring Valley, 605 feet deep. A-1 (area and zoning map). Very narrow site – surrounded by residential – 3 buildings proposed – more open space than single family homes – comply with all variances – fewer number of students than 4 single family homes – feel proposed better than permitted – under SICA must show special reasons – people prefer proposed when downsizing – gives existing residents an opportunity to remain in Paramus – particularly suited – consistent with single family zone – no substantial detriment – explained offset variance – feel better to leave driveway as proposed than push building closer to neighbors.

Mr. Alampi stated that received a number of review letters – see no other issues with reports – County asking for deed of easement.

In reply to Mr. Caminiti, Ms. Bogart said site could hold 4-5 single family. Mr. Caminiti also questioned why not build only one house on site, why proposed conforms more to neighborhood than single family – driveway should not be on property line – could move by shrinking building – proposed does not fit with criteria of existing neighborhood – would rather see more green – not necessary to use every square inch of the lot.

Mr. McKenna questioned neighborhood homes.

Mr. Garcia commented that the Mayor and Council created areas for multifamily and this area was not included.

Mr. Ten Kate added that single family homes would require significant variances

Ms. Ferrara felt that design does not fit with the existing neighborhood.

Mr. Alampi said that here for feedback – trying to use site in a meaningful way. Mr. Ten Kate thought two-family dwellings would be a better plan.

Szabo, 129 Maitland Avenue, questioned driveway.

Paciga, 131 Maitland Avenue, question the statement of “more compatible”.

Aragano, 48 Spring Valley, questioned statement that children will not be a school burden.

Teehan, 52 Spring Valley, questioned fire truck access.

Steven Koestner, Engineer. Described site plan – drive at south has curve – proposed “well balanced” with Ordinance – roof water drains to seepage pits – French drain at Spring Valley and rear – trash area in center – more open space than single family – elevation rises about 8 feet and then decreases at rear.

Mr. Caminiti questioned the grade for the last 300 feet, shrinking size of building to correct drive variance, use of “grassy” open space and single family homes on property. He felt plan design was too large.

Mr. DiNapoli questioned rear flood area, one trash enclosure and if fire truck can get in and out. Mr. Ten Kate suggested working with Fire template.

Dr. Cirillo questioned grading to rear and snow removal.

Mr. Ricchiuti questioned impervious overage.

Mr. Sheikh questioned the slope and retaining wall.

Ms. Ferrara questioned wayfinding signs.

McElroy, 28 Laurel Court, questioned water runoff, retaining wall and fences.

Bradley Meumann, Landscape Architect. A-2 (plan) A-3 (colorized) Witness described plan – evergreen trees and spruce for buffer – solid fence at NW and about 500 feet at south. Mr. Caminiti questioned why not fencing entire property.

Mrs. Gunderson questioned the number of trees to be removed and height of new.

Mr. Ricchiuti said would like to see what is being removed from the site.

Mr. Ten Kate questioned trees in rear – advised that cannot put a fence on top of wall.

Ms. Ferrara had concerns with dumpster.

Mr. Caminiti cautioned that not heading down the right path – have heard no comments from Fire – insurmountable number of issues – will give applicant time to review questions and comments, etc.

Mr. Alampi said will need some time – would like to meet with Fire.

APPLICATION CONTINUED TO JUNE 11, 2020.

NEW BUSINESS: Resolutions

Docket No. 7134 – Saieva

Motion by Caminiti, seconded by Ricchiuti, to approve

FOR: McKenna, Ricchiuti, Gunderson, Caminiti, Sheikh

OPPOSED: None

MOTION CARRIED.

NEW BUSINESS: Minutes

Motion by Caminiti, seconded by McKenna, to approve February 13, 2020, Minutes

FOR: 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. Caminiti, seconded by Mrs. Gunderson, that the meeting stand adjourned. Meeting adjourned 11:00.\

Respectfully submitted:

Valerie Frazita, Board Secretary

