

**BOARD OF ADJUSTMENT - BOROUGH OF PARAMUS
MARCH 25, 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, Trione, Sheikh
Absent: Mr. Ivanicki
Also present: Joseph Garcia, Esquire
Beth Calderone, Court Reporter
Valerie Frazita, Board Secretary

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 submitted to the Record and Ridgewood News

Copy of notice posted on the public announcement bulletin board

Copy of same submitted to the Borough Clerks office

PUBLIC HEARINGS: Residential

Docket No. 7153

Block 6916 Lot 5

Construct addition and patio.

Ahmed

798 Arbor Road

Aftab Ahmed and Jose Carballo, architect, sworn.

Mr. Ahmed advised Board that proposing bedroom on first floor – handicapped daughter requires everything on one level – have full time aid who also requires a bedroom.

Mr. Carballo described proposed – existing house is small – adding on for daughter in wheel chair – will be wheel chair lift from driveway – very few doors, mostly open space to negotiate with wheel chair – dining room open on two sides – large accessible bathroom – small equipment storage room – family room to rear – second floor open to family room – basement has office room, family game room – two-car garage – siding on all sides – addition is mostly for daughter to navigate.

In reply to Mr. Caminiti, witness said daughter confined to one floor so no need for elevator. Mr. Caminiti also questioned if this was the only plan. Mr. Carballo said that tried other plans to avoid variances – would lose back of house.

Mr. McKenna questioned time to complete proposed. Witness replied that 8-12 month range.

Mr. Ricchiuti questioned side yard encroachment. Mr. Carballo replied that Zoning Officer said no variance required as going straight up. Mr. Ricchiuti also felt that could reduce open space on second floor.

In reply to Mrs. Gunderson, witness said no elevator planned.

Mr. Sheikh questioned ADA equipment storage area.

Mr. Garcia questioned side yard and felt that should be double-checked. He also asked how two car garage offers accommodation for daughter.

Mr. Caminiti felt that could reduce proposed by ten feet – may not be able to complete hearing tonight – need planner to determine if need additional variances – could be made a condition – if patio is building coverage, it should be eliminated.

Mr. Trione questioned patio setback.

Motion by Caminiti, seconded by Cirillo, to APPROVE, with condition that planner review possible additional side yard variance. If Planner recommends side yard variance, that variance is included as part of approval.

FOR: Cirillo, Minervini, McKenna, Ricchiuti, Gunderson, Caminiti, Sheikh.

OPPOSED: None

MOTION CARRIED.

Docket No. 7154

Block 6901 Lot 8

Construct addition and patio.

Gupta

732 Myrna Road

Amy and Abhinav Gupta

Paul Ashworth, Architect

Mr. Ashworth described plan – corner lot – 1-1/2 story colonial, 2 baths, 3 bedrooms – propose add-a-level and covered front porch – bumped out kitchen toward rear – not full basement, will be crawl space – second floor bedrooms.

Mr. Caminiti questioned existing garage and other plans. Witness said that went through multiple ideas – do not feel can move in any further – scaled kitchen back as much as possible and bedrooms not large.

In reply to Mr. Cirillo, Mr. Ashworth said that moved A/C condensers and shed will be demolished – house always in setbacks.

Motion by Caminiti, seconded by Gunderson, to APPROVE application

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

OPPOSED: None

MOTION CARRIED.

Docket No. 7155

Block 4704 Lot 25

One story and two story addition.

Mizrahi

323 Ellen Place

Amy and Carmi Mizrahi

Leonid Yuz

Francois Nicholas

Mrs. Mizrahi said small house – no master bedroom – with age, would like one level.

Mr. Nicholas described proposal – trying to make four bedrooms.

Mr. Caminiti questioned deck and rear yard – rear yard is existing non-conforming – applicant knew what buying - felt asking for a lot. Mr. Nicholas said had considered other options.

Mr. Cirillo questioned right side addition, was concerned with corner. Mr. Yuz said was neighbor's garage on that side.

Mr. Caminiti was concerned with left and right sides, OK with building coverage – challenge is layout with house situated on an angle – building is too large for property – questioned cutting garage or moving forward even with front of house and cutting in rear.

Mr. Ricchiuti said garage is 17 feet – suggested taking 6 feet off rear.

Mr. Trione said that there is a lot of play on the right side – could shrink a few feet.

Mr. Caminiti added that make rooms 23 feet down from 25 feet will make 9.8 on right side.

Mindy Moll, 322 Silverrod questioned side yards.

Motion by Caminiti, seconded by Cirillo, to APPROVE with condition reduce building by 2 feet to create side yard of 9.8 feet on east side – slide garage down to meet front of dwelling, shorten rear to make 10 foot side yard. Will be no variance required for coverage or side yard.

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

OPPOSED: None

MOTION CARRIED

NEW BUSINESS: Resolutions

Docket No. 7141 – Pacific Billboard

Motion by Caminiti, seconded by Gunderson, to approve resolution of denial

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

OPPOSED: None

MOTION CARRIED.

Docket No. 7135 – 238 E. Midland LLC

Motion by Caminiti, seconded by Sheikh, to approve resolution of denial

FOR: Cirillo, Minervini, McKenna, Ricchiuti, Caminiti, Sheikh

OPPOSED: None

MOTION CARRIED.

ADJOURNMENT

There being no further business to come before the Board it was moved by Mrs. Gunderson, seconded by Mr. Cirillo, that the meeting stand adjourned. Meeting adjourned 9:30 p.m.

Respectfully submitted:

Valerie Frazita, Board Secretary

