

BOARD OF ADJUSTMENT – BOROUGH OF PARAMUS

March 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 Mr. DiNapoli

ROLL CALL

Present: Mrs. Gunderson, Messrs. Putrino, Cirillo, DiNapoli, McKenna, Caminiti, Sheikh, Ivanicki
Absent: Mr. Ricchiuti
Also present: Daniel Lagana, Esquire, for Joseph Garcia, Esquire.
Beth Calderone, Court Reporter
Valerie Frazita, Secretary
Massiel Ferrara, Planner
Peter Ten Kate, Engineer

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. 7067-S

Block 6503 Lora 1,2 10
Site Plan approval.

Dellridge Care Center
Farview Avenue

Andrew Kohut, Esquire, representing applicant.

Mr. Kohut advised Board that this was the site plan portion of bi-furcated application – several variances were granted – no change – building coverage variance goes down – made some modifications, mainly the shape of building – set back 80 feet – moved further from property line – no windows on 30 foot setback side – reduced impervious by 2% - changed color of roof – no wall signs - monument sign will be halo lit, sign 5 feet from ROW.

Alexander Lapatka, engineer. Explained changes A-1 (colored rendering) A-2 (proposed colored site) Stated 3.1 acres, all lots have frontage on Farview – wetlands off site – applicant heard concerns and modified plan – will remove accessory structure in rear and build new – will shield loading and refuse area – moved mass of building to north away from Homestead – building 35 feet back from Farview – SW corner will be hot box which will be incorporated into patio area.

Moved front parking driveway further north, 35 spaces for a total of 89 including rear – providing 4 handicap spaces – not much of out-patient component – can add more handicap if needed – reconfigured rear parking, increased buffer width to 34 feet - Shade Tree asked to fill in gap of deciduous trees – will plant more deciduous and ground cover in islands - proposing fence at southerly and easterly lines – if residents want to double up, will do.

He continued with pole mounted lights, making softer color – building mounted fixtures at north – bulbs will be “up” in fixture and individually controlled – six-month probation for lighting. Monument sign south of driveway, 7 feet off curb, 5 feet from ROW. Made application to DEP for drainage – catch basin etc. in parking lot – NW corner of lot has underground retention system. Decreasing impervious – building coverage 29.6% - moving 3698 CY, exporting 3425.

Will be combined 79 employees at shift change – not all employees drive – will meet all ADA codes – compactor in rear – average of 4 trucks a day, no problem accessing – no tractor trailers – have grass paved emergency drive in rear to Tulip – locked fence for emergency services – will provide calculations for grass pavers – might assign few spaces for employees only – will be enough parking for visitors – some lights on through the night – will get approval for trucking routes - \$25,000 for sewer maintenance.

Mr. Caminiti questioned gaps in fence. Mr. McKenna questioned backup plan for parking lot. Mr. Lapatka replied that based on traffic report, should be enough spaces.

Mrs. Gunderson questioned ambulance turning. Mr. Putrino suggested making wider radius or mountable curb.

Mr. Sheikh questioned proposed monument sign location as compared to existing.

Mr. Cirillo questioned soil movement to which Mr. Lagana replied that will be a condition that coordinate with police, etc. and meet with Shade Tree on sign placement.

Mr. Ten Kate questioned number of out patients.

Allan, 197 Homestead Road, question tree removal, fences, moving generator.

Zanfardino, 193 Homestead Road, questioned fencing and arborvitae by patio.

A Michaels, architect, described floor plan – “L” shape building – patient rooms at south – hot box in patio area – 126 beds – smaller footprint – come in to open central area. A-3 (rendering) - will be stone base, stucco, brick color, grey roof. A-4 (rendering of east elevation) hot box same color as building – window blocked out – middle of building has peak roof.

A-5 (rendering of north elevation)

Described monument sign – “V” shape, building colors – lighting will be glow behind letters. A-7 (halo lighting) “V” sign is visible and aesthetically pleasing. Explained screening for HVAC – will see roof screen but not mechanicals. In reply to Mr. Caminiti, witness said that vertical sign not as visible. Mr. Michaels said was “comfortable” that halo not considered internal lighting.

Zanfardino, 193 Homestead Road, questioned incinerator

Allan, 197 Homestead Road, questioned HVAC .

A Gauntlett, facility director. Stated will be van service for pickups – 1-2 outpatients – rear lighting will be reduced. Mr. Kohut added that will work with lights in front parking lot. Ms. Gaunlett said had also stopped parking in next door lot.

In reply to Mr. Ten Kate, Mr. Kohut stipulated would designate two more handicap spaces.

Allan, 197 Homestead Road, questioned cars parking on Homestead and people cutting through.

J. Troutman, traffic engineer. Proposed 5 new vehicles entering and 5 existing – feel parking adequate – no circulation issues for emergency vehicles.

M. Zanfardino, 193 Homestead Road. Advised that no one lives in Farview Avenue house, but 14 cars parked – assuming work at Dellridge, called Boro and cars removed – not a good neighbor – big building – need to make buffer so cannot see or hear – privacy and security mean “nothing” – property is closest to Dellridge.

G. Allan, 197 Homestead Road. Was concerned with generator – suggested putting structure around or moving to front yard – concerned with noise, garbage, water. Mr. Caminiti said that if problem with generator noise, Boro will handle.

Mr. Kohut thanked Board – heard comments – made landscape improvements – feel better plan - sound application.

Mr. Caminiti felt sign is big and does not fit – could be double sided instead.

Mr. Putrino said that are larger signs in area – have concern with resident comments – should consider double row buffers, increase thickness and above 6 feet in height. Mr. . Kohut said would work with Shade Tree. Mr. Ten Kate wanted second row of varying height.

Mr. McKenna suggested probation period on parking. Mr. Lagana replied that have stipulation that cannot get any bigger – 40% over what is needed.

Mrs. Gunderson preferred the “V” sign – can be seen and in good taste. Mr. Kohut said could reduce sign size. Mr. Sheikh agreed with smaller sign.

Motion by Putrino, seconded by Gunderson, to APPROVE application with conditions and stipulations

FOR: Putrino, Cirillo, DiNapoli, Gunderson, Caminiti, Sheikh

OPPOSED: McKenna

MOTION CARRIED.

NEW BUSINESS: Minutes

Motion by Putrino, seconded by Gunderson, to approved February 28, 2019, Minutes

FOR: Putrino, McKenna, Gunderson, Caminiti, Sheikh

OPPOSED: None

MOTION CARRIED.

NEW BUSINESS: Bills

Motion by Caminiti, seconded by Putrino, to pay bills

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

OPPOSED: None

MOTION CARRIED.

ADJOURNMENT

There being no further business to come before the Board it was moved by Mr. DiNapoli, seconded by Mr. Putrino, that the meeting stand adjourned. Meeting adjourned 10:45.

Respectfully submitted:

Valerie Frazita, Board Secretary