

BOARD OF ADJUSTMENT – BOROUGH OF PARAMUS

April 25, 2019

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

PLEDGE

Led by Mr. Ricchiuti

ROLL CALL

Present: Mrs. Gunderson, Messrs. Cirillo, DiNapoli, McKenna, Ricchiuti, Sheikh, Caminiti (8:00)
Absent: Messrs. Putrino, Ivanicki
Also present: Joseph Garcia, Esquire
Valerie Frazita, Secretary
Mary Bauman, Court Reporter
Massiel Ferrara, Planner
Peter Ten Kate, Engineer

NOTIFICATION

Mr. Cirillo 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: Residential

Docket No. 7122

Block 4804 Lot 1

New single-family dwelling.

Kazmierczak

604 Mazur Avenue

Theresa Kazmierczak sworn.

Homeowner advised that required variance for side yard – corner lot – both work at home and need offices plus mother-in-law will be living with them.

Mr. McKenna questioned if tried to scale back. Mr. Sheikh agreed that close to neighbor and should re-evaluate.

Mr. Garcia noted that would almost have to add to that side – two front yards becomes a hardship. Mr. Kazmierczak said that removing existing dwelling completely.

Mr. Cirillo discussed recent fire which explains a new structure.

Mr. Ricchiuti said side yard is tight – questioned discussions in changing the layout – looks like the largest that can fit on site.

Mr. DiNapoli suggested taking a few feet off .

Mr. Cirillo added that size is clearly a concern – architect could answer questions on cutting back – advised homeowner that Board could vote or postpone and come back with architect.

APPLICATION CONTINUED TO MAY 23, 2019.

PUBLIC HEARINGS: Commercial

Docket No. 7076

Block 1410 Lot 1

Extension of time.

Sky Group Investments

Route 4

Andrew Kohut, Esquire, representing applicant.

Mr. Kohut explained to Board that received approval in 2017 for I-Fly facility and restaurant – have not been able to secure tenant for restaurant portion – liquor license putting a halt to negotiations – requesting three extensions to March 2020.

Motion by Gunderson, seconded by DiNapoli to APPROVE three extensions to March 2020.

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

OPPOSED: None

MOTION CARRIED.

Docket No. 7123

The Paper Store

Paramus Park

Signage for new exterior entrance.

Kathryn Walsh, Esquire, representing applicant.

Ms. Walsh advised Board that seeking signage for tenant at Paramus Park – site plan approved by Planning Board for new customer entrance – added crosswalks, etc. – ready to open – requesting two variances, sign area and less than permitted leasable area – also have logo of “gift box” and “Hallmark”.

Patrick English, general contractor for The Paper Store. Advised that sign area 135 SF which is above 65 SF permitted – sign black, internal lit – façade is dark tan – feel appropriate sign to identify – will be above new customer entrance – comparable to other Paramus Park signs.

In reply to Mr. Cirillo, witness said that colors consistent with other New Jersey locations.

Mr. Caminiti said that sign is very large – need to come to terms with how Paramus ordinance calculates sign size – much empty space because of boxing of sign.

Ms. Walsh advised Board that if concern with sign, could work with the Board. Mr. Caminiti did not feel size egregious - based on how calculated.

Mr. Ricchiuti was concerned with size, people know where they are going, but understand need for a sign.

Motion by Cirillo, seconded by Gunderson, to APPROVE application

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

OPPOSED: None

MOTION CARRIED.

Docket No. 7124

Ulta Beauty

Paramus Park

Sign on exterior wall.

Kathryn Walsh, Esquire, representing applicant.

Ms. Walsh stated that sign for new tenant at Paramus Park – require variance for sign area and leasable space.

Brigitte Bogart, planner. A-1 (façade) Ms. Bogart stated that façade faces east – trying to re-energize a struggling Paramus Park - new store activity at end of Mall – sign is gray and changes color slightly during the day light – applicant near a main store entrance – feel no detriment – helps public find store.

Mr. Ten Kate was concerned that other tenants would do likewise questioned if approved by the Mall and how regulated. Ms. Bogart added that Ulta is an important tenant to Paramus Park – sign gives “a clue” that store is by the door.

Mr. Caminiti said was taking the space of The Gap – questioned if Gap had outside sign without an outdoor entrance – could confuse the public.

Minni Adams, Paramus Park Mall, advised that all applicant discuss signage requests at Coordination Board meeting – is a unique request – important for identification - will not look out of place – “hack out” all issues during negotiations – tenant and Paramus Park want the sign.

Mr. Cirillo questioned why sign coming to Board if Mall has its own internal controls.

Mr. Caminiti was concerned that was a “way finding” sign – is confusing – sign in middle of wall with no entrance. Mrs. Gunderson felt opening a can of worms. Mr. Ten Kate said that if approved, would require variance for no entrance.

Motion by Gunderson, seconded by Caminiti, to DENY APPLICATION.

FOR DENIAL: Cirillo, DiNapoli McKenna, Ricchiuti, Gunderson, Sheikh, Caminiti

OPPOSED: None

MOTION CARRIED.

NEW BUSINESS: Resolutions

Docket No. 7120 – Seri

Motion by Cirillo, seconded by Caminiti, to approve

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

OPPOSED: None

MOTION CARRIED.

Docket No. 7118 – I&L Enterprise

Motion by Cirillo, seconded by Ricchiuti, to approve

FOR: Cirillo, McKenna, Ricchiuti, Gunderson, Caminiti

OPPOSED: None

MOTION CARRIED.

NEW BUSINESS: Minutes

Motion by Cirillo, seconded by Caminiti, to approve Mach 28, 2019, minutes

FOR: 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. McKenna, that the meeting stand adjourned. Meeting adjourned 9:30.

Respectfully submitted:

Valerie Frazita, Board Secretary

