

BOARD OF ADJUSTMENT – BOROUGH OF PARAMUS

May 10, 2018

A meeting of the Board of Adjustment, in Borough Hall, was called to order at 7:45 by Chairman Caminiti.

PLEDGE

Led by Mr. Putrino

ROLL CALL

Present: Messrs. Putrino, Cirillo, McKenna, Caminiti, Sheikh, DiNapoli

Absent: Mrs. Gunderson, Mr. Ricchiuti

Also present: Daniel Lagana, Esquire, Board Attorney

Valerie Frazita, Board Secretary

Mary Bauman, Court Reporter

Peter Ten Kate, Engineer

Mark Elliott, 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

Mr. Caminiti announced that Docket No. 7106 – GS Portfolio has been postponed to May 24, 2018.

Docket No. 7105

Block 2104 Lots 14, 15, 16

Medical building

Djebiy Properties

Forest Avenue

Carried from February 8, 2018.

Louis D'Arminio, Esquire, representing applicant.

Mr. Caminiti explained procedure to public.

Mr. D'Arminio reviewed proposal – one previous hearing – engineer will discuss some changes.

Mr. Lagana discussed applicant's proposed planner – excellent resume but does not have NJ State license – recommended that the Board not accept – is not familiar with State cases and statutes. Mr. D'Arminio said understood and will have licensed planner at next hearing.

Michael Dipple, engineer. A-3 (aerial of sit) Engineer described area. A-4 (colored site rev4/18/18) Plan shows landscaping, reduced building size, wall and parking – County requested 13 foot wide deceleration lane. Building smaller, 26,320 SF – modified parking – eliminated head-in spaces at back – tiered back wall – 20 foot wide drainage easement in rear – wall starts 6 feet high, recessed 6 feet and up 6 feet for a total of 18 feet. Landscaping on each tier – require 132 spaces, show 138 spaces – site slopes to rear. A-5 (retaining wall exhibit)

He continued that strong row of existing trees along back line – cluster of 36 inch- at SE corner, vehicles 36 feet from property line and increases. A-6 (letter with comments) Drainage system not revised – tracked inlet and will clean out – will clean up drive at North line and replace all curbs. No designated loading area as no heavy trucking. Removed light fixtures from back of parking lot – will dim lighting after 7:00 – lights are softer yellow color. Will bring in 17,000 CY of soil – 1200-1300 truckloads – two foot easement at front by decel lane.

In reply to Mr. Caminiti, witness said that wall will have 6-7 foot shrubs and floral – will comply with Shade Tree.

Mr. Putrino questioned runoff calculations and volume of water being created – do not want to burden existing inlet – very wet area.

In reply to Mr. Cirillo, engineer said that could put in extra handicap spaces closer to building – wall will probably be brown colored block.

Mr. DiNapoli questioned life expectancy of retaining wall and when would need repair.

Mr. Lagana questioned making spaces 9 x 19 and reducing other variances.

Mr. Ten Kate advised applicant that needs Board approval for Major Soil and feel need to hear type of medical users – have to know reasonable accommodations. Mr. Dipple stated will show additional ADA spaces – will come up with another scheme.

In reply to Mr. Ten Kate, witness said will do another pole plan and bring height of light poles down.

In answer to Mr. Elliott, Mr. Dipple said that delivery space not necessary, but could designate.

Cleaver, 37 Brown Circle, questioned retaining wall and drainage system – water already an issue. Also questioned blocking sunlight, putting medical building in residential zone and changing zone.

Zhai, 47 Brown Circle, questioned water runoff and who is responsible for flooding.

Topper, 42 Brown Circle, questioned lights shining on Brown Circle and drainage in wall.

Brody, 33 Brown Circle, questioned why comparing to adjacent building and snow in parking lot.

Kurt Dierberling, architect. A-7 (floor plan). Witness described plan – covered parking below for employees – 2 elevations – 4400 SF north side of core, 5500 SF south side – 3 tenants on each side – primary bathrooms in center core – roof has 2 units with elevator. A-8 (elevations) A-9 (rendering) Have “design” elements to break-up masonry, middle is wood panel – landscaping in front yard – roof screen set back – roof equipment will meet noise standards. Require 3 sign, two are building numbers – signs are internally illuminated - monument sign is 30 SF, internally illuminated.

He continued that rear of building stone veneer – will meet energy planning – wall mounted lights along walkway front and side – recessed lighting under building.

Mr. Caminiti questioned bathroom facilities.

Mr. McKenna question fire retardant material – witness said would be fully sprinkled.

Mr. Putrino asked if considered making “green” building, putting up solar panels.

Mr. Cirillo questioned doors on Forest Avenue and generator.

Mr. Lagana questioned listing of tenants on monument sign.

Huber, 75 Brown Circle, questioned height of building and visibility and asked if could design more residential-looking building.

APPLICATION CONTINUED TO JULY 12, 2018.

NEW BUSINESS: Minutes

Motion by Caminiti, seconded by McKenna, to approve Minutes of April 26, 2018

FOR: McKenna, Caminiti, Sheikh, DiNapoli

OPPOSED: None

MOTION CARRIED.

NEW BUSINESS: Resolutions

Docket No. 7107 – McGuire

Motion by McKenna, seconded by DiNapoli, to approve

FOR: McKenna, Caminiti, Sheikh, DiNapoli

OPPOSED: None

MOTION CARRIED.

Resolution appoint Daniel Lagana, Esquire, to represent Board in litigation

Motion by Cirillo, seconded by Caminiti, to approve

OPPOSED: None

MOTION CARRIED.

ADJOURNMENT

There being no further business to come before the Board, it was moved by Mr. Putrino, seconded by Mr. Cirillo, that the meeting stand adjourned. Meeting adjourned 10:30.

Respectfully submitted: Valerie Frazita, Board Secret