

**BOARD OF ADJUSTMENT – BOROUGH OF PARAMUS
MAY 13, 2021**

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

PLEDGE

Led by Mr. Trione

ROLL CALL

Present: Mrs. Gunderson, Messrs. Caminiti, McKenna, Trione, Minervini
Absent: Messrs. Cirillo, Ivanicki, Sheikh, Ricchiuti
Also present: Joseph Garcia, Esquire
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 Clerks office

PUBLIC HEARINGS: Commercial

<u>Docket No. 7148</u>	<u>750 Paramus LLC</u>
Block 6811 Lots 1 & 2	750 Route 17 N.
Construct a self-storage facility.	

Continued from February 11, 2021 – Postponed from March 11, 2021

Jason Tuvel, Esquire, representing applicant.
William Strasser, Esquire, representing opposition.

Mr. Truvel described site - by overpass, presently office and retail – no landscaping, etc. – spoke with Mr. Strasser who will cross-examine at future hearing – will call site engineer and traffic engineer.

Mr. Strasser advised that agreed with order of hearing.

Joshua Kline, Civil Engineer. A-1 (colored aerial photos 2/11/21) Described exhibit – surrounded on all sides by roadways – will demolish buildings – no continuity of buildings - have NJDOT right-of-way – lots not maintained – minimal storm water system – large asphalt area, water uncontrolled – no adequate lighting. A-2 (colored site 2/8/21) – facility restricted to residential use – 12-1400 units, some roll up – each customer has individual code – office locked during non-operating hours – trash handled by private once a week – typical small deliveries for office once a week – 42 spaces along Route 17 side – 3 covered loading docks, not high demand use – no exterior storage, no perishable items stored – will install water system for drainage – propose 13 trees and 180 shrubs, etc. – will provide adequate security lighting – area lights shielded and facing into site - will add lighting at driveways, no spill – proposing monument sign along Route 17 – will provide ADA spaces – improving site with no adverse impact.

Mr. Caminiti questioned if other uses could make the same improvements and does height fit on Route 17. He also questioned if looked at smaller building and if had designed buildings with comparable lot size.

Mr. McKenna questioned how long had worked on project
Mr. Trione asked about previous plans.

Matthew Seckler, Traffic Engineer. Prepared report – situated NE quadrant of Route 17 and Ridgewood Avenue – low generating traffic, 2nd lowest – 15 cars morning peak and 13 evening peak – significantly less traffic than other uses – can bring U-hauls, etc. to site – no significant impact on network – working with DOT on purchase of land – ADA spaces meet requirements.

Mr. Caminiti felt building has high impact on visibility.

Mr. Minervini questioned volume of area traffic.

Mr. Ten Kate was concerned with number of driveways – questioned aisle width.

Ms. Ferrara question number of driveways and directional signs.

APPLICATION CONTINUED TO JULY 8, 2021.

NEW BUSINESS: Resolutions

Docket No. 7152 – Ridgewood Country Club

Motion by Caminiti, seconded by Gunderson, to approve

FOR: Minervini, McKenna, Gunderson, Caminiti

Opposed: None

MOTION CARRIED.

Docket No. 7157 – Morales

Motion by Caminiti, seconded by Trione, to approve

FOR: Minervini, McKenna, Caminiti, Trione

OPPOSED: None

MOTION CARRIED.

Docket No. 7158 – Amato

Motion by Caminiti, seconded by Trione, to approve

FOR: Minervini, McKenna, Caminiti, Trione

OPPOSED: None

MOTION CARRIED.

Docket No. 7159 – Basner

Motion by Caminiti, seconded by Trione, to approve

FOR: Minervini, McKenna, Caminiti, Trione

MOTION CARRIED.

NEW BUSINESS: Bills

Motion by Caminiti, seconded by Gunderson, to approve Bills

FOR: Minervini, McKenna, Gunderson, Caminiti, Trione

OPPOSED: None

MOTION CARRIED.

ADJOURNMENT

There being no further business to come before the Board, it was moved by Mr. Trione, seconded by Mrs. Gunderson, that the meeting stand adjourned. Meeting adjourned 9:00.

Respectfully submitted:

Valerie Frazita, Board Secretary