

**BOARD OF ADJUSTMENT – BOROUGH OF PARAMUS**

**May 23, 2019**

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

**ROLL CALL**

Led by Mr. McKenna

**ROLL CALL**

Present: Messrs. DiNapoli, McKenna, Ricchiuti, Caminiti, Sheikh, Ivanicki

Absent: Mrs. Gunderson, Messrs. Cirillo, Putrino

Also present: Joseph Garcia, Esquire

Valerie Frazita, Secretary

Beth Calderone, Court Reporter

**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. 7068

Block 3901 Lot 6

Extension of time.

Golden Fuel

292 Forest Avenue

Carmine Alampi, Esquire, representing applicant.

Mr. Alampi advised that requesting extension nunc pro tunc – because of financial issues, did not start construction – variances for canopy, etc., may have expired – starting demolition.

Motion by McKenna, seconded by DiNapoli, to approve extension.

FOR: DiNapoli, McKenna, Ricchiuti, Caminiti, Sheikh, Ivanicki

OPPOSED: None

MOTION CARRIED.

**PUBLIC HEARINGS: Residential**

Docket No. 7122

Block 4804 Lot 1

Construct new dwelling.

Continued from April 25, 2019.

Kazmierczak

604 Mazur Avenue

Matthew and Theresa Kazmierczak sworn.

George Held, architect.

Mr. Held advised R-100 zone – described area, corner lot – slightly undersize for corner lot. A-1 (photos) Had fire some months ago – will demolish – footprint is slightly larger – 2 car garage and 2 offices – applicant lived in Paramus 18 years and needs have changed – one variance for side yard at south – proposed 6'2" to line – majority 9' off property line – feel side encroachment does not impact – neighbor has no objection.

Mr. Caminiti stated that cannot accept letter from neighbor and questioned shifting house to be less invasive. Mr. Held replied that trying to hold front yard variance, less impact – room are already 11 feet, hard to shrink.

Mr. McKenna questioned if had backup plan and why not using basement for two offices.

S. Kates, 210 Carl Place, spoke in favor of application.

Motion by Ricchiuti, seconded by Ivanicki, to approve  
FOR: DiNapoli, McKenna, Ricchiuti, Caminiti, Sheikh, Ivanicki  
OPPOSED: None  
MOTION CARRIED.

Docket No. 7121  
Block 7104 Lot 1  
Two-story addition.

Androulakis  
377 Adams Lane

Christine and Evan Androulakis sworn.  
Daniel D'Agostino, architect, sworn.

Architect advised Board that proposing additional living space on first floor and master bedroom suite on second – family growing – corner lot. A-1 (colored rendering).

Mr. D'Agostino described floor plan and elevations – exiting bedrooms to remain – exterior will be craftsman style – consistent with homes on block – no problem with visibility – eliminated gambrel roof.

Mrs. Andreoulakis said that parents live across street – need more space – looked around but decided on the proposed.

Motion by Caminiti, seconded by McKenna, to approve  
FOR: DiNapoli, McKenna, Ricchiuti, Caminiti, Sheikh, Ivanicki  
OPPOSED: None  
MOTION CARRIED.

#### **NEW BUSINESS – Resolutions**

Docket No. 7067 – Dellridge Care Center  
Motion by DiNapoli, seconded by Caminiti, to approve resolution  
FOR: DiNapoli, Caminiti, Sheikh  
OPPOSED: None  
MOTION CARRIED.

#### **NEW BUSINESS: Minutes**

Motion by Caminiti, seconded by Ricchiuti, to approved Minutes of April 25, 2019.  
FOR: DiNapoli, McKenna, Ricchiuti, Caminiti, Sheikh  
OPPOSED: None  
MOTION CARRIED.

#### **ADJOURNMENT**

There being no further business to come before the Board, it was moved by Mr. Ricchiuti, seconded by Mr. DiNapoli, that the meeting stand adjourned. Meeting adjourned 8:30.

Respectfully submitted:

Valerie Frazita, Board Secretary