

**BOARD OF ADJUSTMENT – BOROUGH OF PARAMUS
MAY 27, 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. Sheikh

ROLL CALL

Present: Mrs. Gunderson, Messrs. McKenna, Ricchiuti, Sheikh, Caminiti
Absent: Messrs. Minervini, Trione, Ivanicki, Cirillo
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 announcement board
Copy of same submitted to the Borough Clerk's office.

PUBLIC HEARINGS: Commercial

Docket No. 7160

Block 1901 Lot 3

Four-story self-storage facility.

Paramus Development LLC

75 Route 17 S.

Jason Tuvel, Esquire, representing applicant.

Mr. Tuvel advised that is Capital Lighting site – not upgraded for some time – require few variances – open 6-10:00 – each has own code – have office in building to sign customers up – approximately 1600 units – only deliveries for office – only office uses dumpster – 1-2 employees per shift.

Jeffrey Martell, Engineer. A-1 (aerial 5/26/21) A-2 (aerial 5/26/21) Witness described site and exhibits – 39,084 SF building presently, parking lot, 2 drives in rear – wooded area to remain – drainage ditch and office building to north. A-3 (colored site) Proposing 2 covered loading spaces at south – 2 drives in rear remain – reducing impervious to 74.9 % - reducing rate of storm water runoff – have flood hazard area north and west – doubling flood storage volume – 20 foot high light poles, LED style fixtures – will address Boswell letter and comply with all lighting.

Mr. Martell continued that will be plantings around perimeter – will comply with Shade Tree – office in SE corner – individual will access with code – security cameras throughout building – no electric in units – only FedEx and Amazon type deliveries for office – provided storm water management report – low traffic generator – no impact on network – reducing traffic trips – reducing impervious – enhancing wetlands buffer area. A-4 (cross section of buildings 5/26/21) described elevations of adjoining buildings – fire truck, etc. work appropriately – will comply with Boswell comments and work with them on lighting.

Mr. Caminiti questioned designing a building with only Use required, why 1600 units and what size fire truck was used for template.

Mr. Sheikh questioned square footage and entry after hours.

Mr. Ricchiuti questioned code use, peak hours on weekend and need of a hot box.

Mr. Garcia asked about on-site security and Mrs. Gunderson questioned Sunday opening.

Sam Levin, Esquire, advised he represented the next door Gabrellian building and questioned building heights.

Louis Vandeloecht, architect. Advised that building mixture of glass, metal, fibers and brick. A-5 (colored rendering SE) will be glass for office look - way finding element to find entrance and loading dock. A-6 (SW colored rendering) fire suppression throughout building.

Mr. Caminiti said it was a problem that no one tried to make conform, is insulting – questioned if was a standard for size and outside materials for all proposed buildings.

Mr. Ricchiuti questioned ADA and if first floor units were for handicap.

Mrs. Gunderson questioned elevators for handicapped.

Mr. Garcia questioned height of all floors and number of units per floor.

Mr. Ten Kate questioned color scheme.

Ms. Ferrara questioned ADA for units.

Mr. Tuel said will try to address Board's comments and requested a future continuance date.

APPLICATION CONTINUED TO JULY 22, 2021.

NEW BUSINESS : Minutes – May 13, 2021

Motion by Caminiti, seconded by Gunderson, to approve Minutes

FOR: McKenna, Gunderson, Caminiti

OPPOSED: None

MOTION CARRIED

ADJOURNMENT

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

Respectfully submitted:

Valerie Frazita, Board Secretary