

BOARD OF ADJUSTMENT – BOROUGH OF PARAMUS

June 10, 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. McKenna, Ricchiuti, Caminiti, Sheikh, Trione

Absent: Messrs. Cirillo, Ivanicki, Minervini

Also present: John Schettino, 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

Mr. Caminiti announced that Docket No. 7156, Gomez, has been postponed to July 22, 2021

PUBLIC HEARINGS: Residential

Docket No. 7161

Block 5912 Lot 26

Install hot tub

Good

619 Victoria Terrace

Adam Good sworn.

Stated was in R-75 zone with undersize property – requesting variance for hot tub – do not have required setback – neighbor here to speak in favor.

In reply to Mr. Caminiti's question of why not closer to house, Mr. Good said that have covered overhang and arborvitaes – unable to move to move 10 feet over because of door to house – neighbor's garage is closest to side.

Mr. Ricchiuti questioned grade level of porch.

Mr. Good added that hot tub will help with health issues – purchased tub 2 years ago – if order different size, would have to wait a year or two.

Mr. Schettino questioned location of arborvitaes and if considered other locations.

Motion by Caminiti, seconded by Ricchiuti, to approve application

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

OPPOSED: None

MOTION CARRIED.

Docket No. 7162

Block 6913 Lot 1

One-story addition.

DiMartino

722 Arbor Road

Massimo DiMartino, home owner, sworn

V. Heneia, contractor, sworn

Mr. DiMartino advised corner lot, split level – have growing family and need more space – adding a second garage – crawl space, not basement.

Mr. Caminiti questioned other plans – is corner lot.

Mr. Schettino questioned size of addition and landscaping. Mr. DiMartino replied that have 6 foot solid fence.

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

Docket No. 7163
Block 7408 Lot 9
Two-story addition.

Haynes
820 Carter Lane

Jessica and Harold Haynes sworn

Mr. Haynes said requesting a side yard variance – currently have mud room which is non-conforming – creating an addition over existing garage – constructing mud room in exact location as other.

Mr. Caminiti advised just taking down pre-existing non-conforming room and putting up new.

Mr. Schettino questioned size and basement.

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

Docket No. 7164
Block 4909 Lot 20
One-car garage.

LoBue
577 Green Valley Road

Marika and Raymond LoBue sworn.

Mrs. LoBue advised Board that lived in house 23 years – small cape, one car garage – 12 feet from neighbor's house to proposed garage. Mr. LoBue felt proposed not overpowering – designed longer than usual for storage – have enclosed patio behind existing garage.

Mr. Caminiti questioned if looked at tandem – advised created a variance with new driveway – questioned existing double curb cut – driveway too close to property line – proposed is a lot to ask for.

Mr. LoBue felt that the garage was setback and less visible.

Mr. Caminiti suggested tearing down existing and putting up new two-car. Mr. LoBue replied would be very expensive to do – do not feel overpowering.

Mrs. Gunderson said that no neighbors had comment.

Mr. Sheikh said not much space to work with – questioned door to proposed garage.

Mr. Trione suggested moving interior wall and bringing proposed in a foot.

Mr. Caminiti also suggested that applicant go back to plan – could take down interior wall. Applicant replied that did not want to over think needing a garage.

Motion by Caminiti, seconded by Trione, to DENY application
FOR DENIAL: McKenna, Caminiti, Sheikh, Trione
OPPOSED: Ricchiuti, Gunderson
MOTION FOR DENIAL CARRIED.

NEW BUSINESS: Minutes May 27, 2021

Motion by Caminiti, seconded by Ricchiuti, to approve Minutes
FOR: McKenna, Ricchiuti, Gunderson, Caminiti, Sheikh
OPPOSED: None
MOTION CARRIED

ADJOURNMENT

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

Respectfully submitted

