

**BOARD OF ADJUSTMENT – BOROUGH OF PARAMUS
JUNE 24, 2021**

A virtual meeting of the Board of Adjustment was called to order at 7:30 by Chairman Caminiti.

PLEDGE

Led by Mr. Minervini

ROLL CALL

Present: Mrs. Gunderson, Messrs. McKenna, Minervini, Caminiti, Ricchiuti, Sheikh
Absent: Messrs. Ivanicki, Cirillo, Trione
Also present: John Schettino, Esquire, interim attorney
Valerie Frazita, Secretary
Paul Ferriero, Acting Engineer
Massiel Ferrara, Planner
Sue Bischoff, 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. 6086
Block 6101 Lot 4
Up-date equipment.

PSE&G Substation
5 Woodland Avenue

Jennifer Perez, Esquire, representing applicant.

Ms. Perez advised that station changing equipment, regulators, masts, etc. – in highway zone – requires some variances – will be 4 witnesses – have received department reports.

Ike Inyo-Agha, Project Manager. Stated in charge of overall design, etc. – proposed modernization of substation A-1 (aerial of site) Described area – no residential buildings within 200 feet -station in poor condition with original equipment – replacing and upgrading – described station – will be no interruption of service – will take about 2 years – described site plan – installing dry well system, regulators and masts.

Mr. Inya-Agha continued that will be constant service to customers during construction – estimate 15 vehicles for construction workers – have lease agreement for parking at Fashion Center – no interruption of traffic flow in area – Energy Strong Program is funding – will improve reliability of station.

Mr. Caminiti discussed some of the problems with the updating of the substation on Spring Valley Road.

Mr. Ricchiuti questioned equipment to be used and how to transfer power while working and storage of equipment being used for construction. Witness said that have reached out to neighbor to use adjacent parking lot for storage.

Mrs. Gunderson questioned level of security.

Mr. McKenna questioned lifetime of equipment

Mr. Schettino questioned how often site is visited for monitoring.

In reply to Ms. Ferraro's question on workers parking, witness said that have lease agreement with Fashion Center property at north.

Mario Borontoli, Civil Engineer. Stated that does support work for PSE&G for grading, drainage, foundations, etc. – described existing site and proposed tie in – including a dry well – will obtain all Borough permits – no increase of oil problems – substantial improvement – discussed variances required – have final fence plan which was approved in 2014.

Mr. Ricchiuti questioned foundation details for masts etc. and whether fencing will be grounded. Witness replied that fencing is heavy duty composite material, not metal, so grounding not needed.

In reply to Mr. Schettino, Mr. Borontoli said that fence is 8 feet high and using the original 2014 landscape plan. A-2 (4 sheets renderings) Witness described photos of site and proposed landscaping – already has a buffer area.

Mr. Caminiti questioned vegetation to be planed for buffer – had concern with solid buffer. Ms. Perez replied that will work with Shade Tree.

Mr. Ferriero felt that plan showed substantial trees, etc. – wants Borough to have leverage on landscaping.

Ryan Howell, Electrical Engineer. Stated that would comply with light temperature – not adding any light poles – reducing height of masts, eliminated variance. Mr. Ferriero felt that comments have been addressed.

Benjamin Mueller, Acoustics Engineer. Stated that have State standards for residential and commercial – proposed complies with the standards.

William Masters, Planner. Described variances required – Woodland is a paper street, not travelled – will work with Shade Tree on landscaping, cannot meet 20% - no parking required for employees as no full time and not occupied – visit site and leave - proposed meets all criteria, inherently beneficial use, essential – upgrading infrastructure to make more reliable – public benefits outweigh any detriment – station uniquely situated, enveloped by shopping mall – visual impact mitigated by landscape.

Ms. Perez thanked Board – heard witnesses – feel satisfied special reasons – no impact on traffic. Mr. Caminiti felt only concern was landscaping.

Motion by Caminiti, seconded by Minervini, to APPROVE application
FOR: Minervini, Ricchiuti, McKenna, Gunderson, Sheikh, Caminiti
OPPOSED: None
MOTION CARRIED.

NEW BUSINESS: Resolutions

Docket No. 7164 – LoBue
Motion by Caminiti, seconded by McKenna, to approve resolution of Denial
FOR: McKenna, Caminiti, Sheikh
MOTION CARRIED.

Docket No. 7163 – Haynes
Motion by Caminiti, seconded by Gunderson, to approve
FOR: McKenna, Ricchiuti, Gunderson Caminiti, Sheikh
OPPOSED: None
MOTION CARRIED

Docket No. 7162 – DiMartino
Motion by Caminiti, seconded by Gunderson, to approve
FOR: McKenna, Ricchiuti, Gunderson, Caminiti, Sheikh
OPPOSED: None
MOTION CARRIED

Docket No. 7161 – Good
Motion by Caminiti, seconded by Gunderson, to approve
FOR: McKenna, Ricchiuti, Gunderson, Caminiti, Sheikh
OPPOSED: None
MOTION CARRIED.

NEW BUSINESS: Minutes June 10, 2021

Motion by Caminiti, seconded by Gunderson, 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 Mr. Ricchiuti, seconded by Mrs. Gunderson, that the meeting stand adjourned. Meeting adjourned 9:30.

Respectfully submitted:

Valerie Frazita, Board Secretary