

BOARD OF ADJUSTMENT – BOROUGH OF PARAMUS

June 27, 2019

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

PLEDGE

Led by Mr. Ricchiuti

ROLL CALL

Present: Mrs. Gunderson, Messrs. DiNapoli, McKenna, Ricchiuti, Caminiti, Sheikh

Absent: Messrs. Putrino, Cirillo, Ivanicki

Also present: Joseph Garcia, Esquire
Valerie Frazita, Secretary
Mary Bauman, 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: Residential

Docket No. 7125

Block 3214 Lot 1

Extend driveway.

Solanki

78 Hemlock Drive

Dikpalsinh Solanki sworn.

A-1 (photos of driveway area) Mr. Solanki stated that driveway goes from two car to one car at street – have to avoid hitting tree – spoke with Shade Tree on relocating tree – they suggested evening out drive– driveway there when purchased home.

Mr. Caminiti said that double curb cut not usually granted – trying to correct problem that was done illegally in the beginning.

Mr. Ricchiuti questioned type of tree and removal – discussed number of cars in drive – felt would still be a problem in and out. Mr. Caminiti added that removal of tree by Shade Tree would solve problem.

Motion by McKenna, seconded by Ricchiuti, to DENY APPLICATION.

FOR DENIAL: DiNapoli, McKenna, Ricchiuti, Gunderson, Caminiti, Sheikh
MOTION CARRIED.

Docket No. 7126

Block 6703 Lot 12

Six foot fence in front yard setback.

Fernandez

110 Glen Avenue

Elaine and Kenneth Fernandez sworn.

Mr. Fernandez stated that moved into house in August - care for father-in-law with dementia, social issues, etc. – fear would wander and get lost, busy street – also have two daughters who use yard.

Mr. Caminiti advised have two front yards – 3 foot fence permitted – police review letter said sight-line OK – fence cannot go on line – questioned if locking gates.

In reply to Mrs. Gunderson, applicant said that trees will be outside of fence.

Mr. Caminiti advised that must submit exact plan to Building Dept.

Mr. Garcia added a condition of approval that submit plan of exact location.

Motion by Gunderson, seconded by McKenna, to approve fence with conditions that be approximately 10 feet from line, no proposed fence on east side and update of plan.

FOR: DiNapoli, McKenna, Ricchiuti, Gunderson, Caminiti, Sheik

OPPOSED: None

MOTION CARRIED.

Docket No. 7128

Block 4604 Lot 8

Construct deck and shed

Khaitov

215 Lentz Avenue

Sergey and Alla Khaitov sworn.

Amy Hummerstone, architect, sworn.

Ms. Hummerstone discussed plan – prior approval for pool and patio – now proposing deck and shed – shed will be for pool chemicals, etc. - property slopes.

Mr. Caminiti discussed overage of 1.3% on building coverage – impervious is a combination of deck and shed. Should be able to eliminate one of the variances – remove 33 feet of deck and eliminate shed – suggested returning with new plan.

APPLICATION CONTINUED TO JULY 11, 2019.

Docket No. 7127

Block 4502 Lot 7

One story addition.

Patel

115 Circle Drive

Nitim and Bharti Patel, sworn.

Amy Hummerstone, architect, sworn.

Ms. Hummerstone advised that proposing one story addition – extending rear 7 feet – building askew – have pre-existing non-conforming side yard setback.

In reply to Mr. Caminiti, witness said that is one story – rear yard – corner lot.

Mr. Ricchiuti questioned expanding bedroom and kitchen.

Motion by McKenna, seconded by Sheikh, to approve application

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

OPPOSED: None

MOTION CARRIED.

NEW BUSINESS: Resolutions

Docket No. 7118 – I&L Enterprise (amended resolution)

Motion by Ricchiuti, seconded by Caminiti, to approve

FOR: McKenna, Ricchiuti, Gunderson, Caminiti, Sheikh

OPPOSED: None

MOTION CARRIED.

Docket No. 7123 – The Paper Store

Motion by Caminiti, seconded by DiNapoli, to approve

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

OPPOSED: None

MOTION CARRIED.

Docket No. 7124 – Ulta Beauty

Motion by Caminiti, seconded by Gunderson, to approve

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

OPPOSED: None

MOTION CARRIED.

Docket No. 7076 – Sky Group

Motion by Ricchiuti, seconded by DiNapoli, to approve

FOR: DiNapoli, McKenna, Ricchiuti, Gunderson, Sheikh

OPPOSED: None

MOTION CARRIED

Docket No. 7068 – Golden Fuel

Motion by Sheikh, seconded by DiNapoli, to approve

FOR: DiNapoli, McKenna, Ricchiuti, Caminiti, Sheikh

OPPOSED: None

MOTION CARRIED.

Docket No. 7122 – Kazmierczak

Motion by Caminiti, seconded by DiNapoli, to approve

FOR: DiNapoli, McKenna, Ricchiuti, Caminiti, Sheikh

OPPOSED: None

MOTION CARRIED.

Docket No. 7121 – Androulakis

Motion by Caminiti, seconded by Sheikh

FOR: DiNapoli, McKenna, Ricchiuti, Caminiti, Sheikh

OPPOSED: None

MOTION CARRIED.

NEW BUSINESS: Minutes May 23, 2019

Motion by Ricchiuti, seconded by Caminiti, to approve

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 Mrs. Gunderson, seconded by Mr. DiNapoli, that meeting be adjourned. Meeting adjourned 8:40 p.m.

Respectfully submitted:

Valerie Frazita, Board Secretary