

BOROUGH OF PARAMUS – BOARD OF ADJUSTMENT

AUGUST, 10TH 2023

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

PLEDGE

Led by Mr. Burger

ROLL CALL

PRESENT: Al-Yousefy, Ricchiuti, Reda, Locicero, Burger

ABSENT: Sullivan, Rizzo, Scrivanich

ALSO PRESENT: Craig Bossong, Board Attorney

Tracy Colasurdo, Secretary

Beth Calderone, Court Reporter

Tom Davis, Planner (representing Gregory Associates)

Eileen Boland & John Dunlea Engineers

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

Copy of notice posted on the Borough Website and bulletin board

Copy of same submitted to the Borough Clerk's office.

PUBLIC HEARINGS: COMMERCIAL

Docket No. 7198

Yeshivat Noam

Block 1802 Lot 3.01

70 West Century Road

Temporary Accessory Trailer

Jason Tuvel, Attorney for the applicant. Mr. Tuvel gave testimony on the temporary trailer and its purpose if approved. The applicant is seeking approval for a 1400 square foot trailer to be used for 2-3

years by school staff only. The trailer would be placed on the current school property which is fenced in on a grass area. The trailer would also be locked when not in use.

Chiam Hagler, Head of School, explained that the trailer would be for the business office. The current business offices would be turned into kindergarten classrooms. The trailer would only have 4 employees of the school in it and would operate between 8am-5pm Monday through Friday.

Mr. Locicero asked if the office trailer would be open to the public to access.

Mr. Tuel stated that the public would not be able to use or access the trailer. The school staff would exit the trailer and meet people in the school.

Mr. Locicero asked about the placement of the trailer

Mr. William Vogt Jr, Engineer for the applicant

Exhibit A-1 – Page C-100 titled Temporary Accessory Plan dated 6/9/2023

Exhibit A-2 – Google Earth Image with sky view of property

Mr. Vogt gave testimony of their trailer placement. The trailer would be placed on grass and would not take up any parking spaces. The trailer would also be shielded with fencing which is already on the property.

John Dunlea, Board Engineer, asked about electrical connections and if there would be and sanitary connections

Mr. Vogt stated that there would not be a bathroom in the trailer. Basic electrical connections for lighting.

John S., Professional Planner for the applicant, gave testimony on the use of the accessory trailer and benefits of it.

The trailer would create more classroom space for students, be least intrusive, and would not impact parking. This would overall benefit the student to teacher ratio, would allow construction to commence if approved, and the school would not lose any classroom space during the school year.

Mr. Reda asked if the trailer would be handicap accessible?

The applicant's planner stated that anyone who would need special accommodations would work inside the school.

Mr. Locicero asked if there would be any visitors in the trailer?

The applicant's planner stated that the business files would be moved into the trailer.

Mr. Al-Yousefy asked for the applicant to confirm that the trailer would be only used by the school office personnel only

Mr. Reda asked how temporary the trailer would be? 6 Months or 12 Months?

Mr. Tuel stated that the applicant would be willing to come back at any time and is flexible on the terms that the Board may have for the applicant.

Mr. Ricchiuti stated that the trailer is placed in the best possible location and would suggest a 1-year time line.

Mr. Bossong, Board Attorney, stated the stipulations for applicant. The temporary trailer would be a 1 school year at a time approval, only 4 school employees would be able to occupy the trailer, and no classes would be able to be conducted in the trailer. The applicant would also have to be fire code compliant and construction code compliant.

Docket No. 7199

E. 123 Route 4 LLC

Block 608 Lot 1 & 2

10 Spring Valley Road, 117 Route 4

Minor Site Plan

Santo Alampi, Attorney for the applicant gave opening statement about the vacant retail building which is in a HCC-2 Zone. The retail space has a new tenant, Furniture Showroom and the applicant is seeking variances due to the shape of the lot and how the buildings are placed on the lot.

Thomas Stearns, Engineer for the applicant, gave testimony on the lots, dwellings, and commercial space. He discussed the current conditions of the land and stated how its overgrown. Mr. Stearns discussed where the curbing is located as well as the existing 3 family house on the lot which is not being altered. The applicant wishes to separate a the residential from the commercial space using a 6ft pvc fence. The building is to remain as is, the applicant is proposing a new parking lot with one-way circulation around the building.

A-2 Color image of lot showing current conditions

There will be 29 parking spaces and 2 handicap accessible spaces

Santo Alampi, attorney for the applicant discussed the current existing drop curb cut, 3 car garage that will remain, currently there is no drainage on site and the applicant will be providing a retention system. The applicant is willing to comply with whatever color lighting is requested.

Eileen Boland, Engineer for the Board, asked about the sidewalk along Route 4. Will the applicant replace it?

Mr. Alampi stated yes

Ms. Boland asked if the applicant will continue the sidewalk the rest of the way?

Mr. Alampi responded with yes as long as they do not have to involve the state.

Ms. Boland mentioned parking lot space number #24 and questioned the side of the space.

Mr. Alampi stated that the particular space is the smallest on the lot.

Maria Mine, resident from across the street from the proposed worksite, asked about the lighting and traffic

Mr. Al-Yousefy asked the applicant to clarify which lots are which and if they are combing them

Mr. Alampi stated that Lot 1 is the 2 buildings, Lot 2 is the grass area, and Lot 3 is the pavement area

Mr. Ricchiuti asked about the fence area that there should be a 4 ft fence instead of a 6 ft fence within the 35 ft yard setback. Mr. Ricchiuti also asked about fire and emergency vehicles.

Mr. Locicero asked about the overhead sign

Mr. Alampi stated the permit has already been issued

Mr. Locicero asked about bollards instead of curb bumpers

Mr. Bossong, Board Attorney, stated the stipulations for the applicant. The fence would be 4ft within the 35ft yard set back of the residential area and would be 6ft beyond the 35ft yard setback line, no left turn, and be able to fit fire and emergency apparatuses.

Docket No. 7181
Block 4001 Lot 9

Silvmit LLC
527 Paramus Road

Memorialize Resolution

Motion to approve resolution for Silvmit LLC

Motion made by: Mr. Burger

Seconded by: Mr. Reda

5 Yes

Approved