

BOARD OF ADJUSTMENT – BOROUGH OF PARAMUS

August 12, 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. Minervini

ROLL CALL

Present: Messrs. Cirillo, Minervini, McKenna, Ricchiuti, Caminiti, Sheikh, Trione

Absent: Mrs. Gunderson, Mr. Ivanicki

Also present: John Schettino, Esquire
Valerie Frazita, Secretary
Beth Calderone, Court Reporter
Peter Ten Kate, Engineer
Richard Arango, Planner

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

NEW BUSINESS: Resolutions

Docket No. 7156 – Gomez

Motion by Sheikh, seconded by Ricchiuti, to APPROVE resolution of Denial

FOR: McKenna, Ricchiuti, Sheikh

OPPOSED: None

MOTION CARRIED

Docket No. 7165 – Rodriquez

Motion by Caminiti, seconded by Sheik, to APPROVE

FOR: McKenna, Ricchiuti, Caminiti, Sheikh

OPPOSED: None

MOTION CARRIED.

NEW BUSINESS: Minutes July 22, 2021

Motion by Caminiti, seconded by Ricchiuti, to APPROVE

FOR: McKenna, Ricchiuti, Caminiti, Sheikh

OPPOSED: None

MOTION CARRIED.

NEW BUSINESS: Bills

Motion by Minervini, seconded by Ricchiuti, to pay bills

FOR: Cirillo, Minervini, McKenna, Caminiti, Trione

OPPOSED: None

MOTION CARRIED,

PUBLIC HEARINGS: Commercial

Docket No. 7160

Block 1901 Lot 3

Construct a four-story self-storage facility

Jason Tuvel, Esquire, representing applicant

CONTINUED FROM JULY 22, 2021.

Mr. Tuvel advised Board that continued meeting as not enough members present for vote.

Paramus Development LLC

75 Route 17 South

Sam Levin, Esquire, representing Gabrellian building, 95 Route 17 South. Commended applicant on presentation – stated that neighbor had two concerns – bought building year ago – concerned with height, would appreciate it being lowered – feel height will affect rentals, etc. – would like to have height “pulled back” on their side – have nice view at present time. Proposed is closer than existing – not objecting to Use – larger structure will be coming closer – why cannot function without 4th floor”.

Mr. Levin continued that there may be water issue - no four-story buildings in area – hope application is approved but with client’s concerns. In reply to Mr. Caminiti, Mr. Levin said he hoped that can sit down with applicant with the thought of “sliding” building to South. Mr. Caminiti added that all water conditions will be corrected.

Mr. Tuel replied that Ordinance requires only 10 foot side yard – proposing 54 feet, could have gone closer – are adding storm water management, cleaning culvert, etc. Mr. Schettino cautioned on back and forth debate.

David Mayland, Esquire, Strasser Associates. Representing Paramus Retail LLC. Opposing application – concerned with height and coverage – does not fit in with Corridor.

Mr. Caminiti questioned why 4 stories, not 3. Mr. Tuel replied that listened to Board’s comments – moving building back from Highway – Traffic Engineer said negligible traffic – additional building height in rear and backs up to Parkway – took 11, 000 SF off building – impervious has gone down substantially – building more consistent with surrounding buildings – setbacks more than permitted – submitted soil permit application – feel met and addressed all criteria – request that Board grant.

Mr. Caminiti advised Board that had four variances to discuss – no problem with illumination.

Mr. McKenna discussed apartment use.

Mr. Caminiti said many changes on Routes 4 and 17 – see no traffic problem – impervious coming down – see no concern with building coverage.

Dr. Cirillo discussed height and neighbor concerns. Mr. Schettino added that IKEA has higher elevation than proposed which somewhat mitigates. Mr. Caminiti continued that not a small building – understand Mr. Levin and leases but Board cannot delve into financial. Mr. Ricchiuti added that do not know if will have affect.

Motion by Cirillo, seconded by McKenna, to APPROVE

FOR: Cirillo, Minervini, McKenna, Ricchiuti, Caminiti, Sheikh, Trione

OPPOSED: None

MOTION CARRIED.

ADJOURNMENT

There being no further business to come before the Board, it was moved by Mr. Ricchiuti, seconded by Mr. Sheikh, that the meeting stand adjourned. Meeting adjourned 8:30.

Respectfully submitted

Valerie Frazita, Board Secretary