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

PLEDGE
Led by Mrs. Gunderson

ROLL CALL
Present: Mrs. Gunderson, Messrs. DiNapoli, Ricchiuti, Caminiti, Sheikh
Absent: Messrs. McKenna, Cirillo, Ivanicki, Putrino (resigned)
Also present: Joseph Garcia, Esquire
Valerie Frazita, Board Secretary
Donna Arnold, Court Reporter
Robert Monaco, Engineer

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. 7135
Block 5704
Application for 9 townhouse units.

Continued from February 13, 2020.
Stuart Liebman, Esquire, representing applicant.

Mr. Liebman advised Board that site owned by Paramus Baptist Church – bifurcating application – submitted conceptual site plan. Heard 2 witnesses and concerns – modified plans – eliminated all variances but distance between curb cuts and Use.

Matthew Clark, Engineer. A-5 (revised plan 3/20/20) Described original and revised plans – will now be two bedrooms – two stories high – sub-grade basement – patio at rear – right in and right out – 21 parking spaces required, providing 23 – garage has recessed area for trash can, etc. – A/C units at ends of buildings – no balconies – will be room along drive and between unit driveways for snow storage – fire apparatus can now make turn. A-6 (site plan exhibit) Witness discussed road widening easement, curbs and sidewalks. Distance between curb cuts now 42.9 feet – proposed now conforms to all setback requirements. A-7 (school bus template) A-8 (single vehicle template) Bus and trucks would have no problem.

Mr. Clark continued that existing impervious coverage is 70, proposing 46.2% proposed – will increase to 48.4% after road widening. Feel no engineering issues for developing the site – grading will not impact neighbors – will be formal view of grading, etc., if Use portion is approved – no impact for site lighting – meeting all ADA standards – traffic signage will be added – lots will be consolidated – met with Fire and they are satisfied – feel no negative impact.

Mr. Caminiti questioned time frame of road improvements, easement setback and school bus plan. Mr. Clark did not think bus would ever come on property, no conversation with Board of Education.
In reply to Mr. Ricchiuti, witness said that garages reduced to single car.

Mr. Monaco questioned cars queuing up by light.
Bassett, 236 E. Midland, questioned patios to property line and height of windows.

Raymond Virgona, Architect.  A-9 (colorized arch plan)  Witness stated that now 9 units, 2 stories high, 29'1/2" – style same as original – have proposed  elevator location in all units – garages will have alcove for trash, etc. – patios at grade level – “A” 2025, “B” 2122.  Same characteristics as previous - A/C units now located at ends of buildings and screened – will satisfy notice requirements – lighting at entrances, residential type fixtures – one light at each patio, wall mounted.

Mr. Caminiti questioned fencing by patio and A/C compressor affecting patio and other properties.
Mrs. Gunderson questioned walking dogs and dog park and rented or owned.  Will be owned per witness.

Mr. Ricchiuti questioned size of alcove in garage and basement area.  Witness replied 755 and 790 SF.

Mr. Virgona continued that building will be light color stone with accents and black or dark grey roof.  In reply to Mr. DiNapoli, he said that basement ceilings are 8 feet.

J. George, 167 Behnke, questioned location and noise from A/C units and fireplaces.  Mr. Clark said that noise impact, etc.  will be discussed at site plan hearing.
Bassett, 236 Midland, questioned if units could see into his yard.

Jay Troutman, Traffic Engineer.  A-10 (Traffic Study 1/30/20)  Witness  said morning peak 5 out, 2 in – evening 5 in, 3 out – will indicate traffic signs during site plan review.

Mr. Ricchiuti questioned the effect of the new convenience store across the street.
Mr. Monaco questioned traffic blocking entrance and exit.  Mrs. Gunderson was concerned with no entrance or exit to Forest Avenue.    Mr. Troutman felt that residents will learn traffic pattern.  Mr. Caminiti disagreed.

George, 167 Behnke, questioned numbers.
Bassett, 236 Midland, questioned number of accidents by site.

Kim Mitchell, Landscape Architect.  A-11 (colorized landscape plan)  Witness said that no landscape at existing.  A-12 (area photos) Described photos and proposed landscape.  Will be 6-7 foot tall evergreen buffer - 4-5 foot by patios – aesthetic improvement over existing – will be more extensive plan during Site – feel buffer is adequate – will work with Shade Tree.

Mr. Caminiti said that plan was extremely well done.  Mrs. Gunderson agreed.
Bassett, 236 Midland, questioned maple trees and fence.  Witness replied that will be evergreens all around site.
George, 167 Behnke, questioned power line.  Witness replied that all underground.

MEETING CONTINUED TO AUGUST 27, 2020.

ADJOURNMENT

There being no further business to come before the Board, it was moved by Mr. Ricchiuti, seconded by Mr. DiNapoli, that the meeting stand adjourned.  Meeting adjourned 10:30.

Respectfully submitted:
Valerie Frazita, Board Secretary