

BOROUGH OF PARAMUS – BOARD OF ADJUSTMENT

AUGUST, 24TH 2023

A meeting of the Board of Adjustment in the Auditorium of East Brook Middle School was called to order at 7:30 pm Chairman Steve Sullivan.

PLEDGE

Led by Mr. Locicero

ROLL CALL

PRESENT: Al-Yousefy, Reda, Mrs. Rizzo, Locicero, Scrivanich, Sullivan, Ricchiuti, Burger

ABSENT:

ALSO PRESENT: Craig Bossong, Board Attorney

Tracy Colasurdo, Secretary

Beth Calderone, Court Reporter

Kathryn Gregory, Planner

John Yakimik, 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

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. 7191

Swaminarayan Gurukul Cultural Center

Block 3312 lot 6, 7, & 8

195, 199, 205 Spring Valley Road

Continued from April 27th 2023

Mr. Sullivan made an opening statement explaining to the public how the meeting will be conducted.

Mr. Alampi gave his opening testimony on the recent revisions for the proposed project. These revisions included a reduction of the building height, changes made to the living quarters, and parking spaces.

Avar Patel, architect for the applicant, gave testimony on his revisions dated 6/7/2023.

Exhibit A-8 – revised plan pages

Mr. Patel discussed some of the changes that have been made to the revisions. The garden statue was eliminated from the plans and overall 4500 square feet of the building was reduced. The overall building height was reduced as well as the number of bathrooms was reduced. The viewing gallery was also eliminated from the plans. The living quarters was converted into dormitory spaces.

Mr. Alampi, asked Mr. Patel about the revisions that were made. He asked about the height of the building and the columns on the building plans.

Mr. Patel explained that columns are typically done in odd numbers. The new revisions show a change from 7 to 5. Mr. Patel also went over the elevators and the mechanical room. Mr. Patel also discussed the evacuation plan for the proposed building.

Mr. Alampi asked Mr. Patel to explain the difference between the old plans and the new plans.

Mr. Sullivan, Board Chairman, opened up questions to the board members.

Mr. Sullivan asked what the highest point on the building is? What is the height of that point? He also asked how can they reduce the height of the building closer to 32 feet as the building is in a residential zone. Mr. Sullivan asked about the height of the room access as well as expressing his concerns about the shaker height being too high.

Mr. Al-Yousefy asked about the parking and number of spaces. He also asked about the height of the building.

Mr. Ricchiuti asked about the roof height. Mr. Ricchiuti asked about the type of elevator equipment was being used and why it is being placed on top of the building.

Mr. Patel responded that this is the type of hydraulic system we use for elevators.

Mr. Locicero mentioned the roof height as he sees it being a concern for the surrounding neighbors. He also noted that the applicant is 50 parking spaces short of what is required.

Mr. Sullivan asked what the purposed of the facility is?

Mr. Patel stated that it is for people to worship

Mr. Sullivan stated if you eliminate the other items and extras wouldn't you be able to reduce the height and fit everything?

Mr. Patel stated that this congregation functions differently

Mr. Alampi asked everyone to remember our Federal Religious Land Use Protections and stated that everyone worships differently.

Mr. Reda asked if there were going to be sprinkler and fire alarms

Mr. Patel stated yes

Mr. Reda asked about the remote point for place of assembly. He also asked if the building can accommodate 800 people during an emergency?

Mr. Patel stated yes it can

Mrs. Rizzo asked if Mr. Patel had or could provide a plan page that shows the bordering residential homes on it?

Mr. Scrivanich and Mr. Burger had concerns about the building height and parking

Mr. Sullivan opened up questions to the Professionals

Mr. Sullivan opened up questions to the Public

Kerry Greene, Lozier Court, Paramus

Ms. Greene asked if the architect if his work was based on him being an architect or being of the same faith as the applicant?

Mr. Alampi objected to Ms. Greene's questions.

Craig Bossong, Board Attorney stated that this time is for asking questions of what the professional testified about.

Ms. Greene asked if there would be food or clothing drives? Ms. Greene also asked about the number of beds in the dorm rooms. Ms. Greene also asked about how many priests would be living on site.

Mr. Patel stated there would be 2 priests living on site and the number of students would be roughly 60/60.

Ms. Greene asked about the loading dock and deliveries to the proposed building

Mr. Patel stated that the deliveries would have the trucks unload on the Lawson Side of the building

Ms. Greene asked about the HVAC unit and if it would be quiet?

Mr. Patel stated that the type of unit has minimal noise

Chairman Sullivan announced a 5-minute break

Brian Sullivan, 196 Lawson Place, asked about the proposed privacy trees and how big they would be?

Mr. Sullivan reminded the residents that there will be a time at the end for the residents to make comments.

Bob Kister, 203 Lawrence Drive, asked about what his view would be like from his home of this proposed property. Would he have a view of the rooftop unit, would the kitchen vents give off a smell?

Mr. Patel stated that he wasn't sure

Mr. Kister asked about the building coverage on the lot and what the difference was between the parking lot and the building size

Jason George, 167 Benke Ave, asked about the lighting on the building and in the parking lot. He also asked about weddings at the proposed building

Mr. Patel stated he could not answer the question about weddings, but the Civil Engineer would be able to answer questions about lighting and the parking lot

Walter Stevens, Benke Ave, asked about the possible access to Lawson Place.

Jeffrey Casanova, 200 Lawson Place, asked about the loading dock area and times that they would be using it

Mr. Alampi stated the traffic study and other professionals would be able to answer those questions at the next meeting

Michael Worth, 223 Bogert Place, asked about the building height and what can be done to reduce it, could the basement be lowered?

Ms. Greene asked about what questions could be asked and what cant

Mr. Alampi stated he could provide the centers head person in charge to testify if needed

Joyce Cypher, 177 Coombs Drive, stated that the meeting wasn't advertised

Tracy Colasurdo, Board Secretary, stated that the meeting was advertised on the Borough Website, Borough Signs, Police Signs, News Paper, Board of Adjustment Web Page, In Borough Hall on the Bulletin Boards, and on the Borough Hall Doors.

Chairman Sullivan closed questions to the public

Meeting to be Continued September 28th 2023 at East Brook Middle School

RESOLUTIONS

Docket No. 7198 Yeshivat Noam – Temporary Trailer
Block 1802 Lot 3.01 70 West Century Road

Memorialize Resolution

Motion to approve

Motion made by: Mr. Ricchiuti

Seconded by: Mr. Locicero

5 Yes

Approved

Docket No. 7199 East 123 Route 4 LLC
Block 608 Lot 1 & 2 10 Spring Valley Road & 123 Route 4 West

Memorialize Resolution

Motion to approve

Motion made by: Mr. Ricchiuti

Seconded by: Mr. Burger

5 Yes

Approved

MINUTES

Minutes from 8/10/2023 Meeting

Motion to approved Minutes

Motion made by: Mr. Locicero

Seconded by: Mr. Reda

5 Yes

Approved

PAYMENT OF BILLS

Payment of Bills

Motion to approved Payment of Bills

Motion made by: Mr. Sullivan

Seconded by: Mr. Ricchiuti

8 Yes

Approved

Motion to Close Meeting

Motion made by: Mr. Ricchiuti

Motion Seconded by: Mr. Sullivan

8 Yes

Meeting Closed