

**BOARD OF ADJUSTMENT – BOROUGH OF PARAMUS  
SEPTEMBER 9, 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. McKenna

**ROLL CALL**

Present: Messrs. Minervini, McKenna, Ricchiuti, Caminiti, Trione  
Absent: Mrs. Gunderson, Messrs. Sheikh, Cirillo, Ivanicki  
Also present: Cammy Grymes, Esquire  
Valerie Frazita, Secretary  
Beth Calderone, Court Reporter  
Costanian Vahane, Engineer  
Martin Truscott, 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.

**PUBLIC HEARINGS: Commercial**

Docket No. 7148

Block 6811 Lots 1, 2

Construct a 4-story self-storage facility.

750 Paramus LLC

750 Route 17 N

Jason Tuvel, Esquire, representing applicant.

William Strasser, Esquire

CONTINUED FROM MAY 13, 2021

Mr. Caminiti announced that Mr. Ricchiuti had read the transcript from the May meeting.

Mr. Strasser felt that the substantially different revised plans indicate a new application – no new application has been submitted – received letter from DOT – have environmental issues and contamination on site.

Mr. Tuvel replied that amended plans – no new intensity – last here in May – all part of record – received DOT letter, no interest – will address environmental problem.

Mr. Strasser continued that new application, quoted court case. Mr. Truvel added that Mr. Strasser can discuss with DOT – reduced height of building to 4 stories – plans were revised as per Board comments. Mr. Caminiti commented that Board sees revision and changes all the time – never forced to call new application. Ms. Grymes agreed with the Chair.

Mr. Tuvel continued that reduced building from 78 feet to 54 feet, building coverage by 100 feet – moved loading zones inside building – moved building to west – added planting – reduced magnitude.

Joshua Kline, Engineer,. Described Exhibit A-1 – site is two properties and DOT ROW – unique property, roadways on all sides – needs redevelopment, no landscape, etc. – existing 70,651SF – storm water facilities not up to date . A-3 (colorized site plan 9/9/21) Removed 2 stories, reduced 44 feet – building coverage slightly reduced – reduced number of loading areas and moved the climate controlled loading indoors – reduced impervious and removed some parking spaces but still have adequate parking – provided evergreens along Glen Avenue and created pockets of landscaping.

Witness continued that eliminated parking against building – have no issue with increasing shrubs as per Shade Tree – security lighting is a big concern – will be LED fixtures with warmer lighting – pulled building about 30 feet closer to Route 17 and made 11 feet wider – improving run-off, reduced storm water – reduced vehicular service on site – electric service underground – two monument signs comply

– proposed 4 wall signs, no signs on east by residential – will comply with ADA – improved circulation on site – no objections from Police – filed soil permit – will be about 150 truck loads which will be coordinated with Police.

William Strasser, Esquire. Questioned number of units - how arrived at building size - who would be using – soil status – if smaller building possible – distance to adjoining properties – indoor loading areas – size of easterly units – number of cars on site at one time – greenery – dumpster – if need all driveways – large moving vans and trucks – noise studies for truck beepers – hours of operation – basement – designing within Code – improving buffer to residential.

0-2 (DOT letter of no interest) Mr. Strasser discussed letter – questioned trees on site – water service – sight lines at egress and ingress – lighting affecting residential area.

Mr. Caminiti questioned Mr. Kline on parking and unloading by exterior units – did applicant meet with neighbors.

Mr. Trione questioned office operation, hours can use facility, landscape equipment storage in facility, overnight parking, number of units in basement.

Mr. Ricchiuti questioned if could store a vehicle.

Mr. Minervini questioned use of key pad after 10:00.

Mr. Vahane questioned drive aisles and loading and unloading and drainage system.

Mr. Caminiti advised that there was a discrepancy in figures in DOT letter that has to be addressed.

E. Panpapis, Ridgwood Ave, questioned who monitors 6-10:00 , lighting affecting residential. Mr. Caminiti replied that have 6-month time period for evaluating lighting.

**APPLICATION CONTINUED TO OCTOBER 14, 2021.**

#### **NEW BUSINESS: Minutes**

Motion by Caminiti, seconded by Minervini, to approve August 12, 2021 minutes

FOR: Minervini, McKenna, Ricchiuti, Caminiti

OPPOSED: None

MOTION CARRIED.

#### **ADJOURNMENT**

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

Respectfully submitted:

Valerie Frazita, Board Secretary