



**BOROUGH OF PARAMUS,
BERGEN COUNTY, NEW JERSEY**

Prepared by:
DMR Architects
777 Terrace Avenue
Hasbrouck Heights, NJ 07604

Table of Contents:

Introduction:

- Purpose	1
- Introduction	1
- Area of Investigation Overview and Context	1
- Current Zoning	1
- Statutory Criteria for an Area in Need of Redevelopment Designation:	3

Site Analysis:

- Analysis	6
- Conclusion	8
- Site Photos:	9
- Summary of Findings and Recommendations	21

<u>Appendices:</u>	22
--------------------	----

Acknowledgements:

Mayor and Council

Mayor Christopher DiPiazza
Council Member Ace Antonio
Council Member Robert Kaiser
Council Member Alfredo Nadera
Council Member Mary Ellen Rizzo
Council Member Jeane Weber
Council Member Michael Wilkins

Borough of Paramus

Hector Olmo, Borough Administrator
James Anzevino, Tax Assessor
Michael O'Connell, Construction Official
Robert M. Guidetti, Chief of Police

Borough Consultants

Francis Reiner, PP, LLA, DMR Architects, Planner
Daniel Hauben, PP, AICP, LEED® Green Associate™, DMR Architects, Planner
Brian T. Giblin, Esq., Giblin & Giblin, Counsel

Planning Board

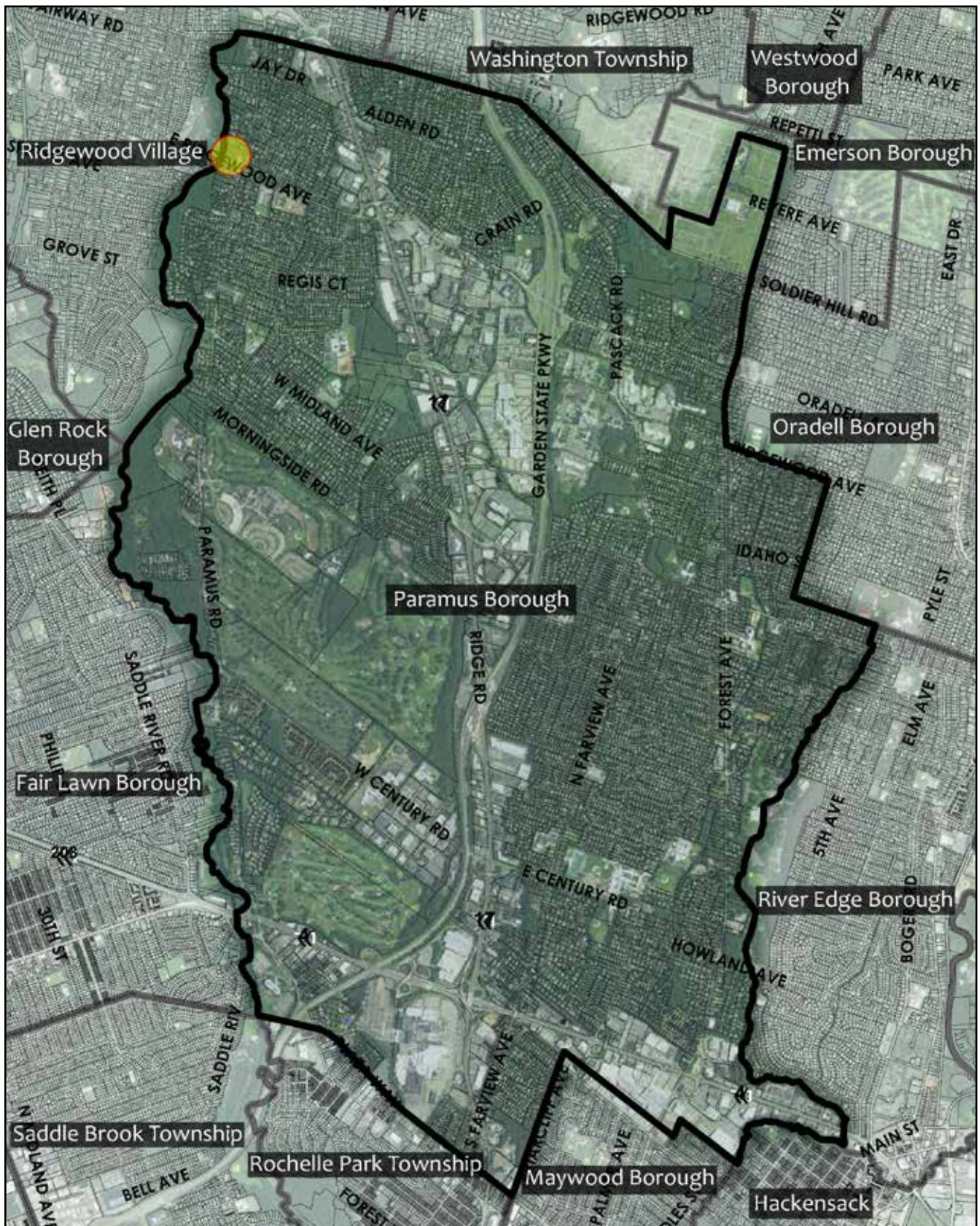
Richard Conte - Chairman
Anthony Feorenzo - Vice Chairman
Mayor Christopher DiPiazza
Frank Capolupo - Mayor's Designee
Ken Hook - Municipal Officer
Robert Kaiser - Councilman
Charles Field
Joseph Vergona
Denis Niland
Robert Voorhis - Alternative
Charles Philibosian - Alternative

Planning Board Secretary

Maryellen Parente

Planning Board Attorney

Matthew Gilson, Esq., MSW



Map 1: Borough-wide map showing location of Study Area (Yellow).

PURPOSE

The Borough's Mayor and Council adopted Resolution No. 24-09-617 on September 17th, 2024, which directed the Borough of Paramus Planning Board to undertake a preliminary investigation pursuant to the Local Redevelopment and Housing Law (LRHL), to determine whether the property (Lot 7 on Block 6701) (the "Area of Investigation" or "Study Area"), depicted in Map 2, constitutes an "area in need of redevelopment" without condemnation in accordance with the criteria set forth in N.J.S.A. 40A:12A-5. On October 3rd, 2024, the Borough's Planning Board authorized DMR Architects to conduct the investigation in its role as the Borough and Planning Board Planner.

INTRODUCTION

This report is written pursuant to Section 6 of the LRHL, serving as the "statement setting forth the basis for investigation." The LRHL requires the following procedures:

- a. No area of a municipality shall be determined a redevelopment area unless the governing body of the municipality shall, by resolution, authorize the planning board to undertake a preliminary investigation to determine whether the proposed area is a redevelopment area according to the criteria set forth in Section 5 of P.L. 1992, c.79 (C:40A:12A-5). The governing body of a municipality shall assign the conduct of the investigation and hearing to the planning board of the municipality.
- b. After completing its hearing on this matter, the Planning Board shall recommend that the delineated area, or any part thereof, be determined, or not be determined, by the municipal governing body to be a redevelopment area. After receiving the recommendation of the planning board, the municipal governing body may adopt a resolution determining that the delineated area, or any part thereof, is a redevelopment area.

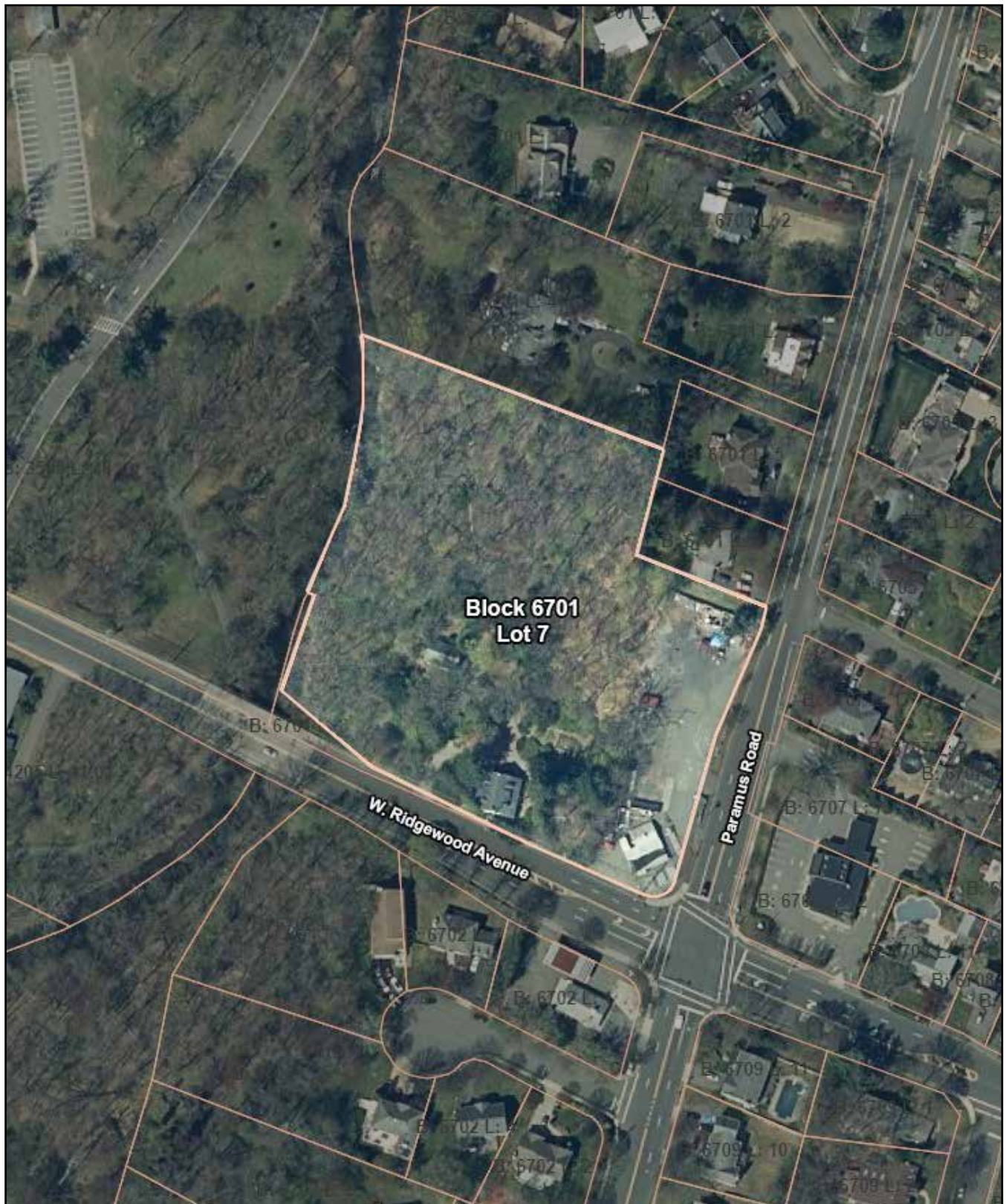
AREA OF INVESTIGATION OVERVIEW AND CONTEXT

The Borough of Paramus is the premier retail destination in Bergen County located along three of the county's major corridors: Garden State Parkway, Route 4, and Route 17. The Borough is nearly fully developed or set aside as permanent recreation/open space use and is generally characterized by mature high quality residential neighborhoods surrounding the three major highways. In addition to the Route 4 and 17, the Garden State Parkway and several county roadways, including Paramus Road, Ridgewood Avenue, Farview Avenue and Forest Avenue all serve as the Borough's main thoroughfares. These county roadways are generally developed with residential uses; however, there are several commercial and professional office uses located along these corridors, particularly where they intersect with one another.

This established development pattern suggests that the Borough's future land use planning issues will revolve primarily around the community's response to redevelopment of existing sites, rehabilitation, and/or adaptive reuse of existing buildings and sites. This is due not only to the established developed character of Paramus, but also the aging character of the Borough's housing, commercial and industrial building stock.

CURRENT ZONING:

The Study Area is located in the Neighborhood Business (NB) Zone. This zone is intended to permit a wide range of commercial, retail and restaurant uses in selected areas of the Borough along intersections of main thoroughfares.



Map 2: Aerial map depicting the Block and Lot

STATUTORY CRITERIA FOR AN “AREA IN NEED OF REDEVELOPMENT” DESIGNATION:

The laws governing redevelopment by municipalities in New Jersey are set forth in the LRHL, which is codified at N.J.S.A. 40A:12A-1 et seq. This statute grants the governing body of a municipality the power to authorize the Planning Board to conduct a study to determine whether an area is in need of redevelopment; to make such a determination following the completion of the study; and to adopt a redevelopment plan for the designated area.

An “delineated area” may be determined to be in need of redevelopment only if, after an investigation by the Planning Board and a public hearing for which notice has been given, it is found that the area meets one or more of the following criteria:

- a. The generality of buildings are substandard, unsafe, unsanitary, dilapidated or obsolescent or possess any of such characteristics, or are so lacking in light, air or space, as to be conducive to unwholesome living or working conditions.
- b. The discontinuance of the use of a building or buildings previously used for commercial, retail, shopping malls or plazas, office parks, manufacturing, or industrial purposes; the abandonment of such building or buildings; significant vacancies of such building or buildings for at least two consecutive years; or the same being allowed to fall into so great a state of disrepair as to be untenable.
- c. Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital.
- d. Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals or welfare of the community.
- e. A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real properties therein or other similar conditions which impede land assemblage or discourage the undertaking of improvements, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare, which condition is presumed to be having a negative social or economic impact or otherwise being detrimental to the safety, health, morals, or welfare of the surrounding area or the community in general.
- f. Areas, in excess of five contiguous acres, whereon buildings or other improvements have been destroyed, consumed by fire, demolished or altered by the action of storm, fire, cyclone, tornado, earthquake or other casualty in such a way that the aggregate assessed value of the areas has been materially depreciated.
- g. In any municipality in which an enterprise zone has been designated pursuant to the “New Jersey Enterprise Zones Act,” P.L. 1983, c.303 (C.52:27H-60 et seq.) the execution of the actions prescribed in that act for the adoption by the municipality and approval by the New Jersey Urban Enterprise Zone Authority of the zone

development plan for the area of the enterprise zone shall be considered sufficient for the determination that the area is in need of redevelopment pursuant to sections 5 and 6 of P.L. 1992, c. 79 (C.40A:12A-5 and 40A:12A-6) for the purpose of granting tax exemptions within the enterprise zone district pursuant to the provisions of P.L. 1991, c.431 (C.40A:20-1 et seq.) or the adoption of a tax abatement and exemption ordinance pursuant to the provisions of P.L. 1991, c.441 (C.40A:21-1 et seq.). The municipality shall not utilize any other redevelopment powers within the urban enterprise zone unless the municipal governing body and planning board have also taken the actions and fulfilled the requirements prescribed in P.L. 1992, c. 79 (C.40A:12A-1 et al.) for determining that the area is in need of redevelopment or an area in need of rehabilitation and the municipal governing body has adopted a redevelopment plan ordinance including the area of the enterprise zone.

- h. The description of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.

Additionally, a redevelopment area “may include lands, buildings or improvements which of themselves area not detrimental to the public health safety or welfare, but the inclusion of which is found necessary, with or without change in their condition, for the effective redevelopment of the area of which they are a part”. See N.J.S.A. 40A:12A-3.

SITE ANALYSES

Property Use:

Vacant Commercial
Building
Two Vacant Residential
Buildings

Business Name:

Former Garden Center

Property Acreage:

4.39 Acres

Zone District:

Neighborhood Business
Zone (NB)



PROPERTY VALUE:

According to the Borough of Paramus the assessed value for the delineated area in 2024 is:

Land:	\$1,464,900
Improvements:	\$ 604,900
Total:	\$2,069,800

PROPERTY DESCRIPTION:

The subject property is approximately 4.39 acres located at the corner of Paramus Road and West Ridgewood Avenue and has three main structures on the site. There is a vacant one story former garden center located at the corner which was formerly the location of the former garden center. In addition, there are two single family residential structures located along West Ridgewood Avenue. The first which is located on West Ridgewood Avenue is known as the Lutkin House which is on the Borough of Paramus Historic Properties list. (See appendix) In addition there is a second single family structure identified as the Mill House located off a couple of hundred feet off West Ridgewood Avenue. Both residential structures share a driveway off West Ridgewood Avenue. In addition, there is a small shed structure and an outdoor fireplace located on the property.

All of the structures have been vacant for over 2 consecutive years. In 2020, a demolish permit was applied for to demolish all three structures on the site (See Kaufman Semeraro & Liebman letter dated July 24th, 2020. A subsequent site plan

application was submitted to the Borough of Paramus in September 2020, which included a proposed pharmacy and bank with drive-thru's. The application included moving the Lutkin House to the north on the site and demolishing the other two structures. The project never moved forward.

Former Garden Center Building and Grounds:

The former garden center structure is a one story building, which was originally constructed in 1950 by Romeo Gatti. On October 8th 2010, the building was destroyed by a fire. In 2011, the building was reconstructed and included portions of the original 1950 structure. In 2020, a demolition permit was requested to demolish all three buildings on the site, including the former garden center.

The former garden center building is located at the corner of Paramus Road and West Ridgewood Avenue and includes a vacant one story building with a former gravel parking area and open field that runs along Paramus Road. Aerial photography shows the former garden center has been vacant for more than two consecutive years.

The former parking area was also used for displays and sale of outdoor goods and plants as depicted in historic aerial photographs. The interior portions of the building are empty with the back door being partially kicked in. Along the perimeter of the property there are cones and concrete barriers, which prevent vehicles from entering the property. In general the building is in poor to fair condition with siding falling off the facade of the building and deterioration of some columns along the trellis at the front of the building.

Two Residential Structures:

In addition to the former garden center, the property includes two residential structures accessed by a single driveway off West Ridgewood Avenue. The first house is the Stephen Lutkins House located closest to the road. The second house is commonly referred to as the former Mill House that was converted in to a single family house circa 1949. Both houses have been vacant for at least four years and are generally in poor condition as evidenced by the following:

Stephen Lutkins House:

Deterioration of the front and rear steps are prevalent with some rotting. The rear porch is supported by brick columns, some of which are pulling away from the porch and leaning toward Paramus Road. The house has significant overgrowth along all four sides. The interior of the house appears to be in fair condition.

Mill House:

Deterioration of the roof is prevalent with warped shingles and moss. The building has a bordered window and the rear porch appears to be in poor condition with rotting wood as well as significant overgrowth of plant materials on all four sides of the structure.

REDEVELOPMENT DESIGNATION AND REASONING:

The conditions in the Study Area meet the following criterion to be designated as an area in need of redevelopment:

- a. The generality of buildings are substandard, unsafe, unsanitary, dilapidated or obsolescent or possess any of such characteristics, or are so lacking in light, air or space, as to be conducive to unwholesome living or working conditions.
- b. The discontinuance of the use of a building or buildings previously used for commercial, retail, shopping malls or plazas, office parks, manufacturing, or industrial purposes; the abandonment of such building or buildings; significant vacancies of such building or buildings for at least two consecutive years; or the same being allowed

to fall into so great a state of disrepair as to be untenable.

CONCLUSION:

The property is located in the NB Zone which does not permit residential. The two existing residential structures represent existing non-conforming uses as they were on the site prior to the NB Zoning designation.

The original garden center was constructed in 1949 in the same location as it is today. In 2010, the building was destroyed by fire and was reconstructed in 2011. In 2020, a demolition permit was requested to demolish all three buildings located on the site. In 2020, a site plan application was submitted to the Paramus Planning Board, which proposed to move the Stephen Lutkins House to the north and construction a bank and pharmacy on the site. The project never moved forward.

The existing garden center structure was formerly a commercial use and has been vacant for more than two consecutive years, which meets Criterion 'b'. In addition, the structure shows signs of deterioration as evidenced by siding falling off the side of the building as well as the condition of some of the columns on the trellis at the front of the structure. Further, the grounds for the former commercial use is overgrown and has barriers along Paramus Road to eliminate access into the site.

As it pertains to the two residential structures, both are in deteriorated conditions with the Stephen Lutkins House having deteriorated stairs and porches, including the deterioration of the brick columns holding up the rear porch. Regarding the Mill House the roof is buckling with moss being prevalent. In addition, there is a border window and front porch overhang that is leaning. Both homes are engulfed by overgrowth.

Based on these factors, it is the recommendation of this report that the property meets the statutory Criterion 'a' and 'b' and can be designated as an area in need of redevelopment without condemnation.



Map 3: FEMA 100 year floodline



Figure 1: Aerial photo from December 2002 depicting the commercial building with vehicles on site .



Figure 2: Aerial photo from June 2010 depicting the former garden center in operation with vehicles on site .



Figure 3: Aerial photo from April 2016 depicting the former garden center in operation with vehicles on site .



Figure 4: Aerial photo from April 2020 depicting the former garden center in operation with vehicles on site .



Figure 5: Aerial photo from April 2022 depicting the vacant former garden center .



Figure 6: Aerial photo from March 2024 depicting the vacant former garden center .



Figure 7: Vacant former garden center commercial building looking north.



Figure 8: Vacant former garden center commercial building looking south.



Figure 9: Vacant former garden center commercial building looking north.



Figure 10: Vacant former garden center commercial building with siding falling and trellis damage facing the corner.



Figure 11: Vacant former garden center commercial building looking north.



Figure 12: View of the rear with partially broken in back door.



Figure 13: View of interior of the vacant former garden center with exposed concrete floors and partially painted walls.



Figure 14: View of interior of the vacant former garden center with exposed concrete floors.



Figure 15: View of interior of the vacant former garden center with exposed concrete floors.



Figure 16: View of interior of the vacant former garden center with exposed concrete floors.



Figure 17: View of interior of the vacant former garden center with exposed concrete floors.



Figure 18: View of interior of the vacant former garden center with exposed concrete floors.



Figure 19: View of former garden center property along Paramus Road with overgrowth.



Figure 20: View of cones and barriers along Paramus Road preventing access into the property



Figure 21: Vacant Mill House front facade



Figure 22: Vacant Mill House side facade with overgrowth.



Figure 23: Vacant Mill House side facade with overgrowth.



Figure 24: Vacant Mill House side facade with overgrowth.



Figure 25: Vacant Mill House side door with bordered window.



Figure 26: Vacant Mill House front facade with stone patio.



Figure 27: Vacant Mill House front covered porch



Figure 28: Vacant Mill House with moss and buckling on the roof.



Figure 29: Vacant Mill House side lower door and garage.

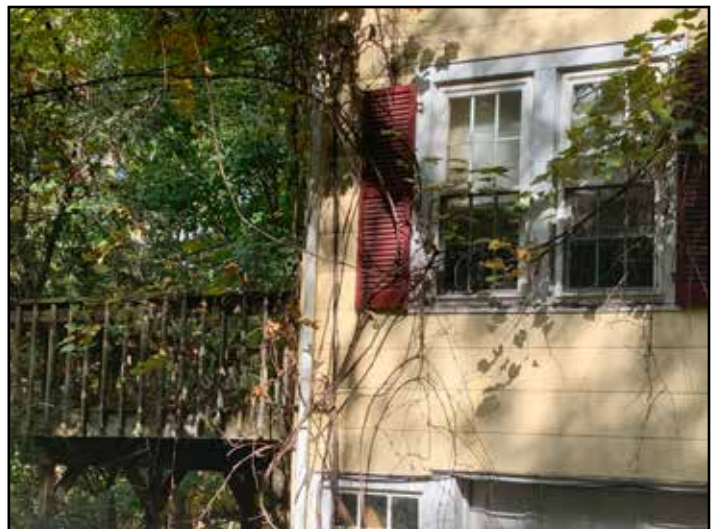


Figure 30: Vacant Mill House rear porch with overgrowth.



Figure 31: Vacant Mill House rear porch deteriorating with overgrowth.



Figure 32: Vacant Mill House rear porch deteriorating with overgrowth.

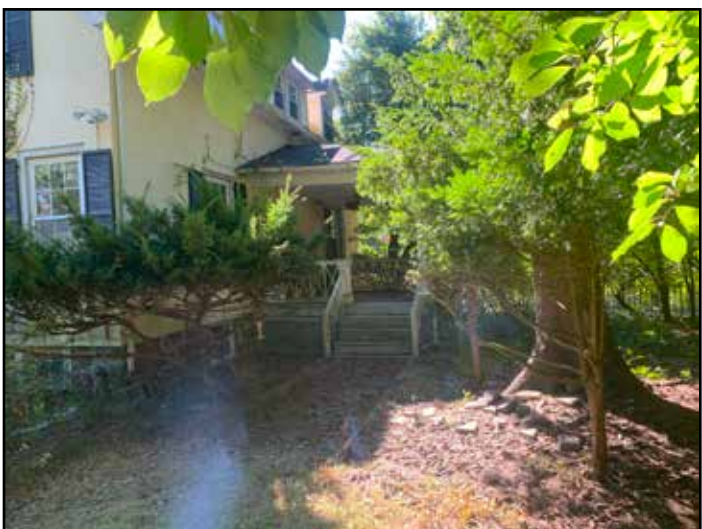


Figure 33: Vacant Lutkins house front porch and facade.



Figure 34: Vacant Lutkins house rear porch with overgrowth.



Figure 35: Vacant Lutkins house front porch with overgrowth.



Figure 36: View of vacant Lutkins house front porch.



Figure 37: View of vacant Lutkins house front porch.



Figure 38: View of vacant Lutkins house rear porch steps in poor condition.



Figure 39: View of vacant Lutkins house side facade with overgrowth.



Figure 40: View of shed in side yard.



Figure 41: View of vacant Lutkins house side facade with overgrowth.



Figure 42: View of vacant Lutkins house side facade with overgrowth.



Figure 43: View of vacant Lutkins house front steps in poor condition.



Figure 44: View of vacant Lutkins house rear porch in poor condition.



Figure 45: View of vacant Lutkins house rear porch in poor condition.



Figure 46: View of vacant Lutkins house rear porch in poor condition with column falling.



Figure 47: View of vacant Lutkins house rear porch in poor condition.



Figure 48: View of vacant Lutkins house rear walkout area from the basement in poor condition.



Figure 49: View of vacant Lutkins house first floor interior.



Figure 50: View of vacant Lutkins house first floor interior.



Figure 51: View of vacant Lutkins house first floor interior.



Figure 52: View of vacant Lutkins house first floor interior.



Figure 53: View of vacant Lutkins house first floor interior.

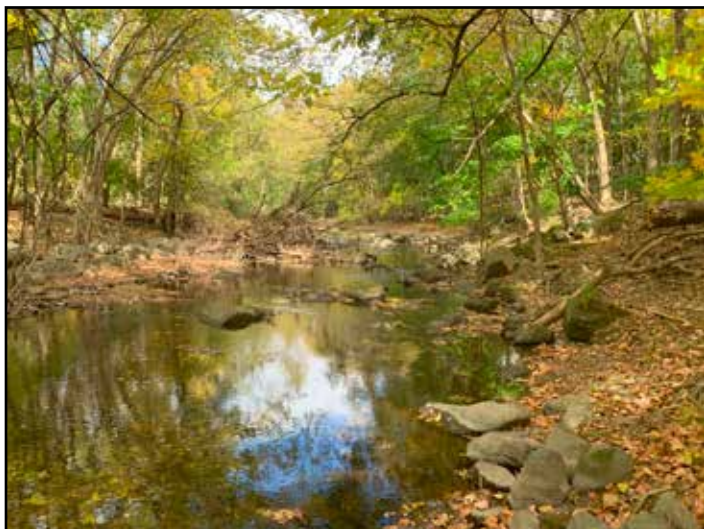


Figure 54: View of Saddle River looking north.

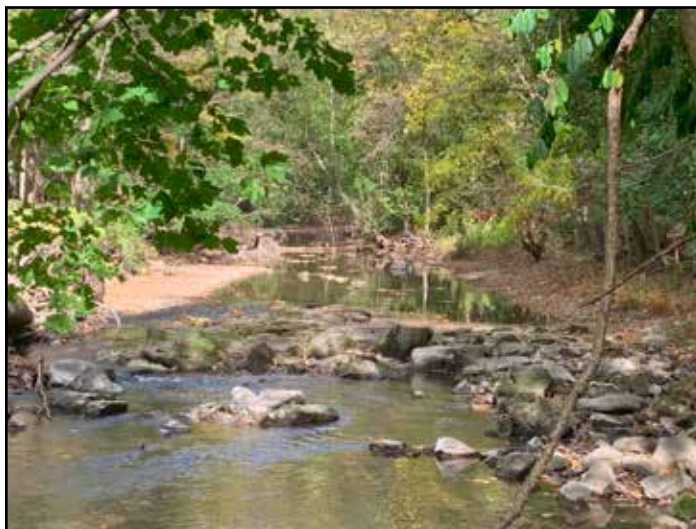


Figure 55: View of Saddle River looking north.



Figure 56: View of outdoor fireplace adjacent to the secondary house.



Figure 57: View of the driveway access for both homes.



Figure 58: View of the driveway access for both homes.



Figure 59: View of the retaining wall and stairs from West Ridge-wood Avenue

SUMMARY OF FINDINGS AND RECOMMENDATIONS

DMR has conducted site visits and conducted research into the histories of the properties in question in order to determine whether they meet the criteria at N.J.S.A. 40A:12A-5 to be designated as an area in need of redevelopment.

It is the conclusion of this investigation that 681 Paramus Road (Block 6701 Lot 7) satisfies criterion 'a' and 'b', as the commercial use on the site has been vacant for more than two consecutive years, and the residential structures are deteriorated with no visible signs of upkeep or maintenance of the site or the structures over more than two years.

APPENDIX 1

Resolutions Authorizing Investigation



**BOROUGH OF PARAMUS
County of Bergen
State of New Jersey**

RESOLUTION NO. 24-09-617

Dated: September 17, 2024

At a Regular Meeting of the Mayor and Council of the Borough of Paramus, County of Bergen, State of New Jersey, held on September 17, 2024.

**RESOLUTION AUTHORIZING AND DIRECTING THE PLANNING BOARD TO
EXAMINE WHETHER CERTAIN LANDS DESIGNATED AS LOT 7 IN BLOCK 6701
ON THE TAX MAP OF THE BOROUGH OF PARAMUS SATISFIES THE CRITERIA
FOR DESIGNATION AS AN AREA IN NEED OF REDEVELOPMENT FOR NON-
CONDEMNATION PURPOSES**

WHEREAS, the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 *et seq.* (the "Redevelopment Law") authorizes municipalities to determine whether certain parcels of land in the municipality constitute areas in need of redevelopment in accordance with the Redevelopment Law; and

WHEREAS, the Borough of Paramus ("Borough") wishes to utilize the Planning Board's knowledge and expertise in exploring whether the parcels located at Block 6203, Lots 1 and 2 the proposed Study Area shown on the map attached hereto as Exhibit A, meets the criteria established by the Redevelopment Law; and

WHEREAS, pursuant to the required redevelopment procedures, specifically set forth in N.J.S.A. 40A:12A-6, no area of a municipality shall be deemed an area in need of redevelopment unless the governing body of the municipality shall, by resolution, authorize the Planning Board to undertake a preliminary investigation to determine whether a proposed area is a redevelopment area meeting the criteria set forth in N.J.S.A. 40A:12A-5 and N.J.S.A. 40A:12A-6; and

WHEREAS, the New Jersey Legislature adopted and the Governor signed P.L. 2013, Chapter 159, which amended the Redevelopment Law, including the procedural requirements aforementioned above; and

WHEREAS, pursuant to P.L. 2013, Chapter 149, the resolution authorizing the Planning Board to undertake a preliminary investigation shall state whether the redevelopment area shall authorize the municipality to use the powers of eminent domain; and

WHEREAS, the Council finds it to be in the best interest of the Borough and its residents to authorize the Planning Board to undertake such a preliminary investigation without authorizing the powers of eminent domain otherwise known as a Non-Condemnation Area;



BOROUGH OF PARAMUS
County of Bergen
State of New Jersey

NOW THEREFORE BE IT RESOLVED by the Borough Council of the Borough of Paramus in the County of Bergen, and State of New Jersey as follows:

I. INVESTIGATION OF STUDY AREA AUTHORIZED

The Planning Board is hereby authorized and directed to conduct an investigation pursuant to N.J.S.A. 40A:12A-6 to determine whether all or a portion of the Study Area in the map attached as Exhibit A satisfies the criteria set forth in the Redevelopment Law to be designated a Non-Condensation Redevelopment Area.

II. MAP TO BE PREPARED

As part of its investigation, the Planning Board shall prepare a map showing the boundaries of the proposed redevelopment areas and the location of various parcels contained therein. Said map has been prepared and attached as Exhibit "A."

III. PUBLIC HEARING REQUIRED

The Planning Board shall conduct a public hearing, after giving due notice of the proposed boundaries of the Study Area and the date of the hearing to any person who are interested in or would be affected by a determination that all or a portion of the Study Area is a Non-Condensation Redevelopment Area.

At the hearing, the Planning Board shall hear from all persons who are interested in or would be affected by a determination that all or a portion of the Study Area is a Non-Condensation Redevelopment Area. All objections to a determination that all or a portion of the Study Area is in need of redevelopment and evidence in support of those objections shall be received and considered by the Planning Board and made part of the public record.

IV. PLANNING BOARD TO MAKE RECOMMENDATIONS

After conducting its investigation, preparing a map of the proposed Non-Condensation Study Area, and conducting a public hearing at which all objections to the designation are received and considered, the Planning Board shall make a recommendation to the Borough Council in the form of a resolution as to whether the Borough Council should designate all or part of the Study Area as a Non-Condensation Redevelopment Area

V. SEVERABILITY

If any part of this Resolution shall be deemed invalid, such parts shall be severed and the invalidity thereby shall not affect the remaining part of the Resolution



BOROUGH OF PARAMUS
County of Bergen
State of New Jersey

VI. AVAILABILITY OF THE RESOLUTION

A copy of this Resolution shall be available for public inspection at the offices of the Borough Clerk.

BE IT FURTHER RESOLVED, that pursuant to New Jersey P.L. 2013, Chapter 159, the redevelopment area determination shall authorize the Borough to use all those powers provided by the Legislature for use in a Non-Condemnation Redevelopment Area; and

BE IT FURTHER RESOLVED, that a certified copy of this Resolution is to be forwarded to the Planning Board of the Borough of Paramus;

BE IT FURTHER RESOLVED, that this resolution shall take effect immediately.

Approved by a roll call vote: September 17, 2024

I hereby certify that this is a true and exact copy
of resolution adopted by the Mayor and Council of
the Borough of Paramus on the 17th day of September 2024

Annemarie Krusznis, RMC, CMC
Borough Clerk

Motion: Councilman Antonio

Second: Councilman Kaiser

Yeas: Councilman Antonio, Councilman Kaiser, Councilman Nadera, Councilwoman Weber,
Councilman Wilkins

Nays: None

Abstain: None

Absent: Councilwoman Rizzo

Motion carries 5-0

APPENDIX 2

Building Department Information

50,600

6701-7

6701-7

FRED KLENK A.I.A.

684 ROUTE 208, FRANKLIN LAKES, NJ 07417 - 201-848-8844 - 201-848-9174 FAX

ARCHITECT - PROF. ENGINEER - PLANNER

April 20, 2011

Mr. George Georgeou
Construction Official
Mr. Ken Hook
Zoning Official
Municipal Building
Paramus, NJ

Subject: Basket Produce
681 Paramus Road
Block 6701, Lot 7x
Paramus, NJ

Dear Mr.

I have been retained by Joan Hays; Owner of the Basket Produce Building, to provide architectural services for replacement of the fire damaged building at 681 Paramus Road.

I have personally visited the site to ascertain the scope of damage and to evaluate zoning and building issues related to the replacement of the structure.

The building is a pre-existing, non-conforming structure dating to the mid 20th century, existing on a property which contains a historic designated structure, (Lot 7), with a lease designated, and municipal taxed (Lot 7x), as indicated on a site plan prepared by: Lapatka Associates and Dated: 11-5-99, a copy of which is attached.

The building consists of an "original" one story masonry walled one room structure with a exposed wood framed roof with asphalt shingles, and a concrete floor. Within the structure there is a wood framed storage room.

Across the front (south side) of the masonry walled structure, a one story wood framed shed roof addition was added (used for storage of daily outdoor display items). To the left (west side) of the masonry walled structure, a wood framed one story flat roof addition was (used for storage).

Forward of the building structures there exists a wood framed open air "trellis" system, used to display hanging baskets. At the corner of the property there exists masonry planters used to display seasonal plantings.

There were no bathroom facilities; however, water service existed to the building. There were no heating or air conditioning systems. Electric service provided minimal lighting and power outlets.

The fire appears to have started within the masonry walled "original" structure, causing complete destruction of the wood framed roof and storage room within. The masonry walls,

footings, and concrete slab remain undamaged by the fire and upon power-washing and painting can be reused. The storage room within requires complete replacement. The fire extended to the front (south) storage room shed roof structure, and has damaged it requiring full replacement of stud wall frame, siding, and roofing slab to remain. The fire extended to the side (west) storage room which received partial fire damage requiring selective replacement of the stud walls, siding, and roofing. The wood trellis is partially structurally damaged and requires selective replacement.

New water service meter and minor interior piping is required to be restored. New electric service meter and minor wiring is required to be restored.

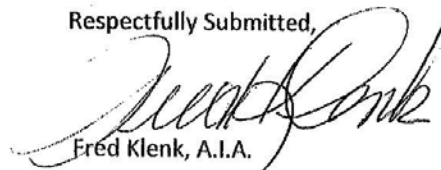
This structure used as a farm stand is considered by N.J.U.C.C / 5:23-3.2D as a use group, M although used as for seasonally agricultural products sales.

Reconstruction of elements of construction is to be governed by the N.J.U.C.C., rehabilitation sub code. Refer to section, 6.1E, which allows replacement in kind provided building cannot be used now in its damaged condition conclusion:

Article IV, nonconforming structures and uses, section 429-15. Restoration or repair of the zoning ordinance of Paramus permits a use to continue on the lot and "any such structure may be restored or repaired if the cost of repair or restoration does not exceed 50% of the value of the structure requiring restoration or repair.

Based upon my professional analysis (a copy is attached), the damage to the existing structure is less than 50% of the physical structure and its value.

Respectfully Submitted,



Fred Klenk, A.I.A.

MEMBER – AMERICAN INSTITUTE OF ARCHITECTS –
NATIONAL COUNCIL OF ARCHITECTURAL REGISTRATION BOARDS
LICENSED ARCHITECT – NEW JERSEY, NEW YORK, CONNECTICUT
LICENSED PROFESSIONAL ENGINEER – NEW JERSEY
LICENSED PROFESSIONAL PLANNER – NEW JERSEY

DAMAGE / RECONSTRUCTION ANALYSIS

	Existing	Fire Damaged	Need Replacement	New Code Required
1. Footings	76 Lin. Ft. Masonry Bldg.	No		91 Under Frame Storage Rooms
2. Foundation	450 Sq.Ft. Masonry Bldg. 200 Sq.Ft. South Storage 250 Sq.St. West Storage	No No No		
3. Foundation	76 Lin. Ft. Masonry Bldg.	No		
4. Masonry Walls	76 Lin. Ft. Masonry Bldg.	No		
5. Framed Walls	33 Lin. Ft. Room in Masonry Bldg. 41 Lin. Ft. South Storage 50 Lin. Ft. West Storage		33 Lin. Ft. 41 Lin. Ft. 25 Lin. Ft.	
6. Framed Roof	523 Sq.Ft. Masonry Bldg. 200 Sq. Ft. South Storage 250 Sq. Ft. West Storage		523 Sq. Ft. 200 Sq. Ft. 250 Sq.Ft.	
7. Trellis	555 Sq.Ft.		200 Sq. Ft.	
8. Electric Service			Replace	

DAMAGE / RECONSTRUCTION ANALYSIS

	Existing	Fire Damaged	Need Replacement	New Code Required
9. Water Service	No Bathroom		Replace	New Toilet Facilities
10. H.V.A.C.	No H.V.A.C.			New Heating Unit
11. Planters	265 Sq. Ft.	No		



**BUILDING SUBCODE
TECHNICAL SECTION**



A. IDENTIFICATION—APPLICANT: COMPLETE ALL APPLICABLE INFORMATION. WHEN CHANGING CONTRACTORS, NOTIFY THIS OFFICE. CALL UTILITY DIG NO. 1-800-272-1000.

Block 6701 Lot 7 Qualification Code _____
Work Site Location 681 Paramus Rd
Paramus, NY 07652
Owner In Fee: Joan Hays-Basket Produce
Tel. (973) 839-9374 e-mail _____
Address 143 W Ridgewood Ave Paramus 07652
Contractor: LoGrasso Builders Tel. (201) 265-8700
Address PO Box 1727, Paramus, NY 07653 e-mail _____
Contractor License No. or Builder Registration No. 13VH01165200 Exp. Date 12/31/12
Home Improvement Contractor Registration No. or Exemption Reason (if applicable): _____
Federal Emp. ID No. _____ FAX: () _____

JOB SUMMARY (Office Use Only)	
PLAN REVIEW	INSPECTIONS
Date	Date (Month/Day)
☒ No Plans Reviewed	Type: _____
☒ All	Foundation _____
☒ Footing	Sub _____
☒ Foundation	Frame _____
☒ Frame	Truss/Sys/Bracing _____
☒ Other _____	Roofing _____
Joint Plan Review Required:	Refrigeration _____
☒ Elec. ☒ Plum. ☒ Fire ☒ Elevator	Insulation _____
Subcode Approval:	Relief/Batt/Batt Layer _____
☒ 1.1.00 ☒ 1.1.01 ☒ 1.1.02 ☒ 1.1.03	Finishes-Final _____
Date: <u>11/14/12</u>	Energy _____
Approved by: <u>[Signature]</u>	Mechanical _____
	ECO _____
	Other _____
	Final _____
	Builder's mark _____

B. BUILDING CHARACTERISTICS

Use Group Present _____ Proposed _____
Constr. Class Present _____ Proposed _____
No. of Stories _____
Height of Structure _____ Ft.
Area - Largest Floor _____ Sq. Ft.
New Bldg. Area/All Floors _____ Sq. Ft.
Volume of New Structure _____ Cu. Ft.
Total Land Area Disturbed _____ Sq. Ft.

Est. Cost of Bldg. Work:
1. New Bldg. \$ _____
2. Rehabilitation \$ 60,000
3. Total (1+2) \$ 60,000

U.O.C. #110
(Rev. 7/06)

1 White = Inspector Copy
3 Pink = Office Copy

2 Canary = Office Copy
4 Gold = Approved Copy

C. CERTIFICATION IN LIEU OF OATH
I hereby certify that I am the (agent of) owner of record and am accepting full responsibility for this application.
Signature: [Signature]

D. TECHNICAL SITE DATA

DESCRIPTION OF WORK

Reconstruction from fire damage

TYPE OF WORK:

- ☐ New Building
- ☐ Addition
- ☒ Rehabilitation
- ☐ Roofing
- ☐ Siding
- ☐ Fence _____ Height (exceeds 6') _____
- ☐ Sign _____ Sq. Ft. _____
- ☐ Pool
- ☐ Retaining Wall _____ Sq. Ft. _____
- ☐ Asbestos Abatement Subchapter 8
- ☐ Lead Haz. Abatement NJAC 5:17
- ☐ Radon Remediation
- ☐ Other _____
- ☐ Demolition

FEE (Office Use Only)

Administrative Surcharge \$ _____
Minimum Fee \$ _____
State Permit Surcharge Fee \$ _____
TOTAL FEE \$ 15.00

PERMIT # 12-0230

LOT: 7 BLOCK: 6701

FRAMING CHECKLIST

Instructions: Builder or Builder's representative checks boxes marked 'B'. Building Inspector checks boxes marked 'I'. Responsible Person in Charge of Work signs, initials and dates in spaces provided. Building Inspector initials and dates in spaces provided.

NOTE: ALL ITEMS SHOULD BE AS SHOWN ON THE PLANS OR AS REQUIRED BY CODE.

A. BASEMENT OR CRAWL SPACE

- | | | | |
|---|--|--|--|
| 1. ANCHORAGE BOLTS
☒ 1" SPACING
☒ 1" SIZE
STRAPS
☒ 1" SPACING (PER MANUFACTURER'S SPECS)
☒ 1" SIZE | 2. SILL PLATES:
☒ 1" SIZE
☒ 1" GRADE, SPECIES
☒ 1" TREATMENT
☒ 1" LAPS
☒ 1" SILL SEALER
☒ 1" PROPER TREATMENT OVER FOUNDATION OPENINGS (BEARING OR JOIST)
☒ 1" TERMITES PROTECTION | 3. BEAM POCKETS:
☒ 1" BEARING/GIRMS
☒ 1" TERMITES PROTECTION OR CLEARANCE | 4. COLUMNS:
☒ 1" SIZED PER PLAN
☒ 1" ATTACHMENT/PLATES
☒ 1" SPACING/LOCATION
☒ 1" PAINT/COATING |
|---|--|--|--|

B. FLOOR FRAMING AND FLOORING

- | | | |
|---|---|--|
| 1. BOX OR RIM JOIST, OR PERIMETER BAND JOIST:
☒ 1" 2" 3" FLOOR
☒ 1" SIZE
☒ 1" GRADE, SPECIES
☒ 1" SINGLE OR DOUBLE
☒ 1" PRE-ENGINEERED PER MANUFACTURER'S SPECS
☒ 1" CANTILEVERS AS PER DESIGN | 2. GIRDERS AND BEAMS:
☒ 1" SIZED PER PLAN
☒ 1" TYPE
☒ 1" GRADE, SPECIES
☒ 1" LOCATION AND RELATION TO THE PLAN
☒ 1" NAILING
☒ 1" ATTACHMENT SCHEDULE
☒ 1" BEARING
☒ 1" LAPPING | 3. FLOOR JOIST:
☒ 1" 2" 3" FLOOR
☒ 1" SIZED PER PLAN
☒ 1" TYPE
☒ 1" GRADE, SPECIES
☒ 1" PRE-ENGINEERED COMPONENTS AS SPECIFIED
☒ 1" BEARING
☒ 1" NAILING
☒ 1" BRIDGING
☒ 1" CUTTING AND NOTCHING (AS PER CODE)
☒ 1" POINT LOADS - SUPPORTED AS PER PLAN
☒ 1" SPAN FANGERS
☒ 1" HEADINGS
☒ 1" FRAMED OPENINGS |
|---|---|--|
- 4. FLOORING, SHEATHING, OR DECKING:**
 1" 2" 3" FLOOR
 MATERIAL: ☒ 1" ☒ 1" ☒ 1" PANEL SPAN, THICKNESS
- 5. STAIR ATTACHMENT:**
 1" 2" 3" FLOOR
☒ 1" ☒ 1" ☒ 1" BEARING
☒ 1" NAILING
- SPECIAL REQUIREMENTS**
☒ 1" ☒ 1" ☒ 1" EDGE BLOCKING (IF REQUIRED)
☒ 1" ☒ 1" ☒ 1" GAPPING
☒ 1" ☒ 1" ☒ 1" LAYOUT

I hereby certify that I inspected this building under this subcode and is conforming to the released plans and to the requirements of the Uniform Construction Code, N.J.A.C. 5:23.

Responsible Person in Charge of Work: [Signature]

Date: 3/14/2012

Building Inspector Initials: [Signature]
Date: 3/14/12

PERMIT # _____ LOT _____ BLOCK _____

C. WALL FRAMING

1. EXTERIOR WALL FRAME

	1 st	2 nd	3 rd	FLOOR
1	1	1	1	1
2	1	1	1	1
3	1	1	1	1
4	1	1	1	1
5	1	1	1	1
6	1	1	1	1
7	1	1	1	1
8	1	1	1	1
9	1	1	1	1
10	1	1	1	1
11	1	1	1	1
12	1	1	1	1
13	1	1	1	1
14	1	1	1	1
15	1	1	1	1
16	1	1	1	1
17	1	1	1	1
18	1	1	1	1
19	1	1	1	1
20	1	1	1	1
21	1	1	1	1
22	1	1	1	1
23	1	1	1	1
24	1	1	1	1
25	1	1	1	1
26	1	1	1	1
27	1	1	1	1
28	1	1	1	1
29	1	1	1	1
30	1	1	1	1
31	1	1	1	1
32	1	1	1	1
33	1	1	1	1
34	1	1	1	1
35	1	1	1	1
36	1	1	1	1
37	1	1	1	1
38	1	1	1	1
39	1	1	1	1
40	1	1	1	1
41	1	1	1	1
42	1	1	1	1
43	1	1	1	1
44	1	1	1	1
45	1	1	1	1
46	1	1	1	1
47	1	1	1	1
48	1	1	1	1
49	1	1	1	1
50	1	1	1	1
51	1	1	1	1
52	1	1	1	1
53	1	1	1	1
54	1	1	1	1
55	1	1	1	1
56	1	1	1	1
57	1	1	1	1
58	1	1	1	1
59	1	1	1	1
60	1	1	1	1
61	1	1	1	1
62	1	1	1	1
63	1	1	1	1
64	1	1	1	1
65	1	1	1	1
66	1	1	1	1
67	1	1	1	1
68	1	1	1	1
69	1	1	1	1
70	1	1	1	1
71	1	1	1	1
72	1	1	1	1
73	1	1	1	1
74	1	1	1	1
75	1	1	1	1
76	1	1	1	1
77	1	1	1	1
78	1	1	1	1
79	1	1	1	1
80	1	1	1	1
81	1	1	1	1
82	1	1	1	1
83	1	1	1	1
84	1	1	1	1
85	1	1	1	1
86	1	1	1	1
87	1	1	1	1
88	1	1	1	1
89	1	1	1	1
90	1	1	1	1
91	1	1	1	1
92	1	1	1	1
93	1	1	1	1
94	1	1	1	1
95	1	1	1	1
96	1	1	1	1
97	1	1	1	1
98	1	1	1	1
99	1	1	1	1
100	1	1	1	1

2. INTERIOR LOAD-BEARING WALLS:

	1 st	2 nd	3 rd	FLOOR
1	1	1	1	1
2	1	1	1	1
3	1	1	1	1
4	1	1	1	1
5	1	1	1	1
6	1	1	1	1
7	1	1	1	1
8	1	1	1	1
9	1	1	1	1
10	1	1	1	1
11	1	1	1	1
12	1	1	1	1
13	1	1	1	1
14	1	1	1	1
15	1	1	1	1
16	1	1	1	1
17	1	1	1	1
18	1	1	1	1
19	1	1	1	1
20	1	1	1	1
21	1	1	1	1
22	1	1	1	1
23	1	1	1	1
24	1	1	1	1
25	1	1	1	1
26	1	1	1	1
27	1	1	1	1
28	1	1	1	1
29	1	1	1	1
30	1	1	1	1
31	1	1	1	1
32	1	1	1	1
33	1	1	1	1
34	1	1	1	1
35	1	1	1	1
36	1	1	1	1
37	1	1	1	1
38	1	1	1	1
39	1	1	1	1
40	1	1	1	1
41	1	1	1	1
42	1	1	1	1
43	1	1	1	1
44	1	1	1	1
45	1	1	1	1
46	1	1	1	1
47	1	1	1	1
48	1	1	1	1
49	1	1	1	1
50	1	1	1	1
51	1	1	1	1
52	1	1	1	1
53	1	1	1	1
54	1	1	1	1
55	1	1	1	1
56	1	1	1	1
57	1	1	1	1
58	1	1	1	1
59	1	1	1	1
60	1	1	1	1
61	1	1	1	1
62	1	1	1	1
63	1	1	1	1
64	1	1	1	1
65	1	1	1	1
66	1	1	1	1
67	1	1	1	1
68	1	1	1	1
69	1	1	1	1
70	1	1	1	1
71	1	1	1	1
72	1	1	1	1
73	1	1	1	1
74	1	1	1	1
75	1	1	1	1
76	1	1	1	1
77	1	1	1	1
78	1	1	1	1
79	1	1	1	1
80	1	1	1	1
81	1	1	1	1
82	1	1	1	1
83	1	1	1	1
84	1	1	1	1
85	1	1	1	1
86	1	1	1	1
87	1	1	1	1
88	1	1	1	1
89	1	1	1	1
90	1	1	1	1
91	1	1	1	1
92	1	1	1	1
93	1	1	1	1
94	1	1	1	1
95	1	1	1	1
96	1	1	1	1
97	1	1	1	1
98	1	1	1	1
99	1	1	1	1
100	1	1	1	1

3. INTERIOR NON-LOAD-BEARING WALLS:

	1 st	2 nd	3 rd	FLOOR
1	1	1	1	1
2	1	1	1	1
3	1	1	1	1
4	1	1	1	1
5	1	1	1	1
6	1	1	1	1
7	1	1	1	1
8	1	1	1	1
9	1	1	1	1
10	1	1	1	1
11	1	1	1	1
12	1	1	1	1
13	1	1	1	1
14	1	1	1	1
15	1	1	1	1
16	1	1	1	1
17	1	1	1	1
18	1	1	1	1
19	1	1	1	1
20	1	1	1	1
21	1	1	1	1
22	1	1	1	1
23	1	1	1	1
24	1	1	1	1
25	1	1	1	1
26	1	1	1	1
27	1	1	1	1
28	1	1	1	1
29	1	1	1	1
30	1	1	1	1
31	1	1	1	1
32	1	1	1	1
33	1	1	1	1
34	1	1	1	1
35	1	1	1	1
36	1	1	1	1
37	1	1	1	1
38	1	1	1	1
39	1	1	1	1
40	1	1	1	1
41	1	1	1	1
42	1	1	1	1
43	1	1	1	1
44	1	1	1	1
45	1	1	1	1
46	1	1	1	1
47	1	1	1	1
48	1	1	1	1
49	1	1	1	1
50	1	1	1	1
51	1	1	1	1
52	1	1	1	1
53	1	1	1	1
54	1	1	1	1
55	1	1	1	1
56	1	1	1	1
57	1	1	1	1
58	1	1	1	1
59	1	1	1	1
60	1	1	1	1
61	1	1	1	1
62	1	1	1	1
63	1	1	1	1
64	1	1	1	1
65	1	1	1	1
66	1	1	1	1
67	1	1	1	1
68	1	1	1	1
69	1	1	1	1
70	1	1	1	1
71	1	1	1	1
72	1	1	1	1
73	1	1	1	1
74	1	1	1	1
75	1	1	1	1
76	1	1	1	1
77	1	1	1	1
78	1	1	1	1
79	1	1	1	1
80	1	1	1	1
81	1	1	1	1
82	1	1	1	1
83	1	1	1	1
84	1	1	1	1
85	1	1	1	1
86	1	1	1	1
87	1	1	1	1
88	1	1	1	1
89	1	1	1	1
90	1	1	1	1
91	1	1	1	1
92	1	1	1	1
93	1	1	1	1
94	1	1	1	1
95	1	1	1	1
96	1	1	1	1
97	1	1	1	1
98	1	1	1	1
99	1	1	1	1
100	1	1	1	1

D. ROOF FRAMING

1. TRUSS ROOF FRAMING (AS PER DESIGN):

APPROVED DOCUMENTS WHICH SHOW:

1	1	1	1	1
2	1	1	1	1
3	1	1	1	1
4	1	1	1	1
5	1	1	1	1
6	1	1	1	1
7	1	1	1	1
8	1	1	1	1
9	1	1	1	1
10	1	1	1	1
11	1	1	1	1
12	1	1	1	1
13	1	1	1	1
14	1	1	1	1
15	1	1	1	1
16	1	1	1	1
17	1	1	1	1
18	1	1	1	1
19	1	1	1	1
20	1	1	1	1
21	1	1	1	1
22	1	1	1	1
23	1	1	1	1
24	1	1	1	1
25	1	1	1	1
26	1	1	1	1
27	1	1	1	1
28	1	1	1	1
29	1	1	1	1
30	1	1	1	1
31	1	1	1	1
32	1	1	1	1
33	1	1	1	1
34	1	1	1	1
35	1	1	1	1
36	1	1	1	1
37	1	1	1	1
38	1	1	1	1
39	1	1	1	1
40	1	1	1	1
41	1	1	1	1
4				

APPENDIX 3

Demolition Permit Request

WELLS, JAWORSKI & LIEBMAN, LLP
ATTORNEYS AT LAW

12 Route 17 North, P.O. Box 1827
Paramus, New Jersey 07653-1827

James E. Jaworski (NJ & NY)
Stuart D. Liebman (NJ)
James J. Delia (NJ)
Darrell M. Felsenstein (NJ)
Andrew S. Kohut (NJ & NY)
Mark S. Balian (NJ & PA)

Thomas M. Wells (NJ, VT & OH)
Of Counsel

Kathryn L. Walsh (NJ & PA)
Gary S. Poplaski (NJ & NY)
Jayne M. Snyder (NJ & NY)

(201) 587-0888
Telefax (201) 587-8845
Telefax (201) 587-0074
www.wellslaw.com

Writer's Email Address:
@wellslaw.com

Please Reply to
Paramus, New Jersey Office

1986-2020
Celebrating 34 Years of Service!

May 20, 2020

501 Seminary Row
Suite 1A
New York, New York 10027
(212) 222-0798

25 D Main Street
Bristol, Vermont 05443
(201) 587-0888

Via Fedex

Michael O'Connell
Construction Code Official
Borough of Paramus
Jockish Square
Paramus, NJ 07652

RE: Demolition Permit
681 Paramus Road
Paramus, NJ

Dear Mr. O'Connell:

On behalf of our client, A2 Enterprises, please see the attached Demolition Permit Application for the three structures located at the above referenced property. We ask that the Building Department process the application at this time. Kindly advise us of the permit fee and we will have that delivered to you under separate cover.

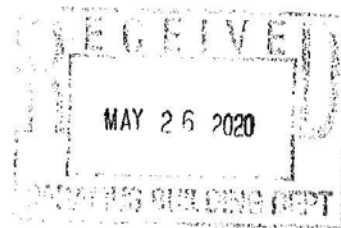
Thank you in advance for your courtesies.

Very truly yours,

James J. Delia

cc: Bruce Rosenberg, Esq.
A2
SDL
Al Lapatka, P.E.

05978\001\199927.v1



KAUFMAN SEMERARO & LEIBMAN

LLP

Attorneys-At-Law

Paul C. Kaufman
Mark J. Semeraro¹
Marc E. Leibman¹
Deena B. Rosendahl¹
Justin D. Santagata^{1*}

Jaime R. Placek¹
Bryan P. Regan¹
Scott Fahrney
Danielle M. Federico¹
Rafael Corbalan¹

Of Counsel
David R. Gelbert

¹ Licensed in NY
¹ Licensed in NJ
¹ Licensed in CA
^{*} LLM, Advocacy and Dispute
Resolution

Fort Lee Executive Park
Two Executive Drive, Suite 530
Fort Lee, New Jersey 07024

phone 201.947.8855
fax 201.947.2402

www.NorthJerseyAttorneys.com

90 East Halsey Road, Suite 385
Parsippany, New Jersey 07054

phone 973.585.6254
fax 862.701.5366

Woolworth Building
233 Broadway, Suite 2370
New York, New York 10279

phone 212.987.4000

Reply to:
Fort Lee, New Jersey

jsantagata@northjerseyattorneys.com

July 24, 2020

VIA EMAIL/REG. MAIL

Stuart D. Liebman, Esq.
Wells, Jaworski & Liebman, LLP
122 Route 17 North
P.O. Box 1827
Paramus, New Jersey 07652
E: sliebman@wellsllaw.com

**Re: 143 East Ridgewood Avenue, Paramus, New Jersey
Demolition Permit**

Dear Stuart:

Per our conversation on the above matter, the applicant does not need to provide 200-foot notice under the Municipal Land Use Law because the matter does not fall within the parameters of N.J.S.A. 40:55D-12. This matter is governed by two separate sections of the Paramus Code, in conjunction with N.J.S.A. 40:55D-111.

Section 59-11 of the Paramus Code provides for the Historic Preservation Commission to provide a recommendation on any permit for a historic site or property within 45 days of referral from the administrative officer. Section 429-15 of the Paramus Code provides for the Planning Board to review a permit for a historic site or property and to stay any demolition or alteration for up to six months in order to try to work out a feasible solution with the applicant.

JUL 27 2020

WELLS, JAWORSKI & LIEBMAN, LLP
ATTORNEYS AT LAW

Stephen F. Pellino, Esq.
Basile, Birchwale and Pellino, LLP
June 3, 2020
Page 2

We would like the Board to be aware that the request made for the Demolition Permit for 3 structures on the property was submitted in order to initiate the Planning Board review described at Paramus Code Section 429-151. The Applicant intends to relocate and preserve the historic structure that has been described as the "Lutkins-Hopper-Joralemon, Ackerman House". The Applicant does not intend to demolish this house. The other 2 structures on the property and shown on the Demolition Plan are intended to be demolished. One of these 2 remaining structures that has been included on the Paramus list of historic sites and described as the "Grist Mill building", is not a Grist Mill building, and is in such a state of advanced deterioration that removal by demolition is warranted. The third structure on the property is of no historic significance and is not on the Paramus list of historic sites and removal by demolition is permitted.

We are looking forward to the opportunity to meet with the Planning Board to review this Application. If you have any comments or questions, or if you want to discuss this matter further, please let me know.

Thank you for your kind attention to this matter.

Very truly yours,

/s/ Stuart D. Liebman

Stuart D. Liebman

SDL/tl

cc: A2 Enterprises, LLC (*via email*)
Alexander Lapatka, P.E. (*via email*)
Peter Ten Kate, P.E. (*via email*)
Chairman Peter Caminiti (*via email*)
Maryellen Parente, Board Secretary (*via email*)
Daniel Lagana, Esq., Borough Attorney (*via email*)
Michael O'Connell, Construction Code Official (*via email*)

Stuart D. Liebman, Esq.
Demolition Permit
July 24, 2020
Page 2

For ease of procedure and due process and to harmonize N.J.S.A. 40:55D-111 with Sections 59-11 and 429-15 of the Paramus Code, the applicant shall be provided a hearing on August 6, 2020 before the Planning Board. In advance of the hearing, the applicant shall receive a written recommendation from the Historic Preservation Commission on the application. The Planning Board shall then proceed under Sections 59-11 and 429-15 of the Paramus Code.

Please feel free to contact us with any questions.

Very truly yours,

Justin D. Santagata

JUSTIN D. SANTAGATA

JDS/bar

cc: Michael O'Connell (via email)
Stephen Pellino, Esq. (via email)
Daniel Lagana, Esq. (via email)
Maryellen Parente (via email)
Peter Evans (via email)

APPENDIX 4

2020 Site Plan Application Conceptual Site Plan

