

BOARD OF ADJUSTMENT – BOROUGH OF PARAMUS
PUBLIC HEARINGS
February 12th, 2026
7:00 p.m. – Borough Hall, Council Chambers

PUBLIC HEARINGS: Residential

Docket No. 7258
Block: 6016 Lot: 13

Sardanopoli
62 Diaz Place

Proposal: To erect a One Car Garage & Laundry/Mud Room

Sec. 429-45.G.(1) Total of both side yards shall be 20ft. Proposed total to be 15.1’

Sec. 429-45.G.(2) Minimum side yard shall be 10ft. Proposed side yard to be 5.9’.

PUBLIC HEARINGS: Commercial

Docket No. 7257
Block: 1214 Lot: 5

34 Farview Terr. LLC
34 Farview Terrace

Proposal: Construct a Three Family Dwelling

Sec. 429-8 Site Plan Review Required

Sec. 429-134 Permitted Uses in the HCC-2 Zone – Proposed: Three Family Dwelling,
Required: Not Permitted – Use Variance Required

Sec. 429-124A (5) a. Maximum Building Coverage – Proposed 26.8%, Required 25%

Sec. 429-124A (7) Minimum Side Yard Setback – Proposed 5.92ft, Required 10ft

Sec. 429-109 B Access Driveway Width – Proposed 10ft Wide, Required 12ft Wide

Sec. 429-124A (2) Minimum Lot Area – Proposed 9,812 sq. ft., Required 21,780 sq. ft –
Existing Non-Conforming

Sec. 429-124A (3) Minimum Lot Width – Proposed 50ft, Required 200ft – Existing Non-
Conforming

Sec. 429-124A (4) Minimum Lot Frontage – Proposed 50ft, Required 200 ft. – Existing Non-
Conforming

Docket No. 7241
Block: 6811 Lot: 1 & 2

750 Paramus LLC & One Ridgewood LLC
750 Route 17 North

Proposal: Amended Preliminary & Final Site Plan Approval with Minor Soil Moving Permit & Bulk Variance Relief

Sec. 429-8 Site Plan Review Required

Sec. 429-124 (5) Maximum Building Coverage – Proposed 36.7%, Required 25%

~~Sec. 429-124 (1) Maximum Building Height – Proposed 4 Stories/ 44.45 FT,
Required 2 Stories/ 36 FT~~

Sec.429-124 (8) Minimum Read Yard Setback – Proposed 5.9 FT, Required 25 FT

Sec. 429-32 E Parking in Front Yard – Proposed Front Yard Parking,
Required Not Permitted

CARRIED FROM OCTOBER 9TH 2025

ADJOURNMENT