

FORT LEE BOARD OF ADJUSTMENT

December 27, 2016

Present: J. Silver, H. Joh, G. Makroulakis, D. Porrino, P. Yoon, D. Sugarman

Absent: J. Nitti, H. Liapes, D. Starace

Present: J. Mariniello, Jr., Esq., M. Jovishoff, Phillips, Preiss, Grygiel

Chairman Sugarman called the meeting to order at 7:35 p.m.

NOTICE OF MEETING: The Chairman states: Let the minutes reflect that adequate notice of this meeting has been provided in the following manner: All members of this Body have been advised in writing at least 48 hours prior to this meeting of the time, place, and proposed Agenda of this meeting. A written notice of the time, place, and proposed Agenda was posted on the bulletin board of Municipal Building, 309 Main Street, Fort Lee, New Jersey. On the same date, a copy of said written notice was mailed to the Record, Jersey Journal, Time Warner Cable and Fort Lee Online. A copy was filed with the Borough Clerk and, on the same date, copies were mailed to all persons who have requested copies of such notices and have prepaid the fee fixed for the year 2016.

Chairman Sugarman stated Mr. Yoon will be sitting in as a voting member tonight.

Approval of Minutes

It was moved by Mr. Makroulakis, seconded by Mr. Silver and passed on a vote of 6-0 by members Silver, Joh, Makroulakis, Porrino, Yoon and Sugarman to approve the minutes of the meeting of December 13, 2016.

Memorializations

Docket #39-16 1000 Anderson Avenue, LLC, 1000 Anderson Avenue, Block 356 , Lot 1

Chairman Sugarman stated that this application will be memorialized on January 10, 2017.

Docket # 40-16 227 McElroy Ave, LLC, 227 McElroy Avenue, Block 1854, Lot 20

It was moved by Mr. Porrino, seconded by Mr. Makroulakis and passed on a vote of 5-0 by members Silver, Joh, Makroulakis, Porrino and Sugarman to grant the applicant approval to construct a new Two-Family Dwelling. Mr. Yoon abstained from the vote.

Acceptance/Completeness

Docket #1-17 218 Knox Avenue, LLC, 385 Wilson Avenue, Block 6051, Lot 20, Two Family Dwelling

It was moved by Mr. Porrino, seconded by Mr. Makroulakis, and passed on a vote of 6-0 by members Silver, Joh, Makroulakis, Porrino, Yoon and Sugarman to deem the application complete. Mr. Macri will call the Board office for a hearing date.

Docket #2-17 Mario Jacovino, 1016 Kingsland Lane, Block 161, Lot 4, Minor Sibdivision – Existing Single-Family Dwelling and Proposed Single-Family Dwelling

Mr. Jovishoff stated the FAR calculations were requested, these should be submitted 10 days prior to the hearing date.

It was moved by Mr. Porrino, seconded by Mr. Makroulakis, and passed on a vote of 6-0 by members Silver, Joh, Makroulakis, Porrino, Yoon and Sugarman to deem the application complete. Mr. Macri will call the Board office for a hearing date.

Public Hearings

Docket #36-16 LA-Fort Lee, LLC, 2 Executive Drive, Block 6451, Lot 5.02, Signage for Lightbridge Academy – Sign F (continued Public Hearing from the meeting of November 29, 2016)

Gregory Asadurian, Esquire, stated the Signs were approved with the exception of Sign F. Revised plans were submitted to the Board and the Sign Committee.

Mike Sonlin, Sign Consultant, Effective Sign Works, 1208 Columbus Road, Burlington, NJ

Exhibit AA1 – revised sign plan

Mr. Sonlin stated the background color went from bright white to a darker grey.

Mr. Silver asked if the revised sign plan went to the Sign Committee.

Mr. Sonlin stated yes.

Chairman Sugarman stated there is no recommendation from the Sign Committee.

Mr. Porrino asked Mr. Joh about the Sign Committee's recommendations.

Mr. Joh stated he does not remember the monument sign and he doesn't have a problem with this new revised color background.

Mr. Asadurian stated the revised sign plan was sent to the Sign Committee on December 19, 2016. On December 21, 2016, Ms. Lisa Waxman sent an email stating there no problem with it.

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Mr. Makroulakis asked if there are any lights on this sign.

Mr. Sonlin stated no.

Chairman Sugarman asked for questions from the Board, the public.

It was moved by Mr. Porrino, seconded by Mr. Silver, and passed on a vote of 6-0 by members Silver, Joh, Makroulakis, Porrino, Yoon and Sugarman to grant the applicant approval for Sign F at Lightbridge Academy.

Docket 43-16 CD Developers, LLC 300 Slocum Way, Block 3055, Lot 3, Two-Family Dwelling

Mr. Macri, Esq. called his first witness, Mark Martins, Engineer, 55 Walnut Street, Norwood, NJ
Mr. Martins was sworn in and his credentials accepted by Chairman Sugarman.

Exhibit A1 – Colorized Site Plan

Mr. Martins stated the lot is 50ø x 100ø. Currently a 1 ½ story brick and frame structure exists with a garage. There is also a 3ø4ø wall. The applicant plans to demolish the existing structure and construct a 3 story two-family home. They will maintain the existing grade as much as possible. A new drainage system and new sanitary sewers are proposed. The electrical wires will be run across the street to the pole.

Sheet 2 - Landscaping

The applicant proposes to remove 3 of the 6 oak trees in the rear yard, including the 52ø oak, as well as the tree in the front yard. Two dogwoods and 2 redbud trees will be planted. Landscaping is proposed along the entire length of both sides of the property with a line of 7 azaleas, 16 yews and 4 arborvitae. Also 6 arborvitae are proposed along the rear lot line.

All items in the December 22, 2016 memorandum will be complied with except the wall which is believed to be the neighbors. This will be looked into.

Chairman Sugarman asked for questions from the Board, the public.

Mr. Makroulakis asked to the width of the strip between the driveways.

Mr. Martins stated 3øø between the driveways.

Mr. Porrino asked what is on the sides of this property. He would like to see the house moved 3 feet to the rear.

Mr. Macri stated the staircases are on the side. The Architect will discuss this further.

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Chairman Sugarman asked for questions from the Board, the public.

Vassilios Cocoros, Architect, 467 Sylvan Avenue, Englewood Cliffs, NJ
Mr. Cocoros was sworn in and his credentials accepted by Chairman Sugarman.

Exhibit A1-A2 - Plans last revised October 30, 2016

The proposal is for a side by side, two-family duplex. The front doors are on the side of the house.

Mr. Porrino stated he is concerned that the house is sitting in front of the neighbors, blocking their view.

Mr. Cocoros stated the house can be moved back 1 foot.

The basement is proposed to include a recreation room, utility room, and a garage. The first floor in each unit is proposed to consist of a living room, dining room, pantry area, powder room and a kitchen with an eating area and family area. The second floor living area is proposed to consist of a master bedroom with ensuite master bathroom, two additional bedrooms which share a second full bathroom and a laundry room.

Chairman Sugarman asked for questions from the Board, the public.

David Spatz, Planner, 60 Friend Terrace, Harrington Park, NJ
Mr. Spatz was sworn in and his credentials accepted by Chairman Sugarman.

Exhibit A2 – Photo Board of Site and Surrounding Area

Top left ó subject property
Top right ó older two-family to the right
Bottom left ó single family
Bottom right ó home across the street ó two-family

Mr. Spatz stated the property is in the R2 zone. Use variance ó is existing, two-family home. Property can accommodate the additional FAR. The drainage will be handled on site. The setbacks are similar to what currently exists. ó variance ó 2 ½ feet above what is permitted. Mr. Spatz stated he believes the positive criteria outweighs anything negative.

Chairman Sugarman asked for questions from the Board, the public.

Chairman Sugarman stated this application requires 5 affirmative votes, there are 6 members here tonight.

Mr. Porrino stated he is voting yes with the revised setbacks and additional plantings. Revised plans due to Mr. Jovishoff in a timely fashion.

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It was moved by Mr. Porrino, seconded by Mr. Makroulakis, and passed on a vote of 6-0 by members Silver, Joh, Makroulakis, Porrino, Yoon and Sugarman to grant the applicant approval to construct a new Two-Family Dwelling.

Docket #42-16 520 Sylvan Avenue, Inc. 340 Coolidge Avenue, Block 6056, Lot 14, Two-Family Dwelling

Mark Macri, Esq., representing the applicant, called his first witness, Mark Martins, Engineer, 55 Walnut Street, Norwood, NJ. Mr. Martins was sworn in and his credentials accepted by Chairman Sugarman.

Mr. Martins stated there is currently a 1 ½ story brick dwelling with an attached garage on the property. The proposal is to remove this and construct a 3 story two-family structure.

Exhibit A1 – site plan

Mr. Martins stated the proposal is for a two-family structure with 2 separate driveways. The block wall will be removed and the property graded down to the sidewalk level. The roof drains will be moved underground. Sanitary sewers will go out to Center Avenue and the electric lines to be run overhead.

Sheet 2 – Landscape Plan

Mr. Martins stated the property contains no less than 24 trees. The applicant plans to remove 15 of the 24 trees including the 30ö oak tree. Two red maples are proposed in front, two red maples and a dogwood tree are proposed along the property's Center Avenue frontage and 2 dogwood trees are proposed at the rear of the dwelling. Also a line of arborvitae along the property lot lines, including 10 along the rear, 12 along the right side and 6 along the front lot line are proposed. 18 juniper plants will be planted at the corner of the property, and 5 azaleas along the Center Street property line. 5 yews are proposed on the outside of the east unit driveway in the planting bed. The two planting beds between the driveways will have 19 boxwood and juniper plantings. 3 azalea plants are proposed in front of the entry stairs.

Mr. Jovishoff asked if the large tree in the rear could be saved.

Mr. Martins stated it is close to the deck and has large branches. It will be removed and a tree will be planted to replace it.

Mr. Jovishoff asked if they plan to re-grade the western portion of the property would this change the drainage characteristics.

Mr. Martins stated this is a small area, the slopes are not steeper, there will be no erosion. The applicant will work with the Borough Engineer.

Mr. Jovishoff asked if any landscaping is proposed in the sidewalk area.

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Mr. Martins stated no, only grass.

Chairman Sugarman asked for questions from the Board, the public.

Jeni Pepper, 2240 Center Avenue, Fort Lee, NJ. Ms. Pepper stated she lives to the south. She had a question on the re-grading.

Mr. Martins stated we propose to keep the grade similar to what it is now. The small wall will remain.

Jeni Pepper asked how much closer will the deck be. She stated she would like to see a wall between the properties and confirmed the trees are very dangerous and it's good they are being removed.

Mr. Martins stated the proposed deck will be 8 feet from the property line. The existing deck is 10 ½ feet to property line.

Vassilios Cocoros, Architect, 467 Sylvan Avenue, Englewood Cliffs, NJ

Mr. Cocoros was sworn in and his credentials accepted by Chairman Sugarman.

Mr. Cocoros stated that the applicant is proposing a two-family side by side duplex dwelling.

A1 – basement floor plan

Each of the basements will include a recreation room, home office/den, powder room, utility room, garage and interior stairs to the upper floors. The first floor living area will have a separate entry foyer, living room, dining room, kitchen with eating area, family room and powder room. The second floor living area will include a master bedroom with ensuite full bathroom, an additional bedroom, a third full bathroom in the hallway, and a laundry room.

There will be lighting over each garage door, at entry door, above sliding glass doors and above basement sliding glass doors.

Chairman Sugarman asked for questions from the Board, the public.

Mr. Porrino asked if the front entry was designed with the developer. He stated it is nice to see something different.

Mr. Cocoros stated yes.

Jenny Pepper asked if there will be parking spaces eliminated.

Mr. Cocoros stated they are providing 4 spaces on site and losing 2 on the street.

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David Spatz, Planner, 60 Friend Terrace, Harrington Park, NJ. Mr. Spatz was sworn in and his credentials accepted by Chairman Sugarman.

A2 – Photo Board of Site and Surrounding Area

Top left ó Subject property on Coolidge

Top right ó home from Center Street

Bottom left ó Coolidge to the east

Bottom right ó Center to the right showing the large tree

Mr. Spatz stated this is an oversized lot, 6,000 required, 8,000 square feet exist. The property can accommodate the additional FAR. The drainage will be handled on the property. This is a two-family zone, a two-family home is proposed. The deck is 2 feet larger than the existing deck. Nothing substantially negative is proposed.

Chairman Sugarman asked for questions from the Board, the public.

Jenny Pepper stated she would like to see the deck a little smaller, it is close to the property line. She asked if there is a way to make the rear of the building closer to the standards.

Mr. Macri stated they will decrease the size of the deck by 1 foot.

Chairman Sugarman asked for statements from the public.

Jeni Pepper, 2240 Center Avenue, Fort Lee, NJ. Ms. Pepper stated the rear of the building is 7 feet away from the adjacent property on the south and east sides. She would like privacy fencing or landscaping.

Mr. Cocoros stated if the house faced on Center Avenue it would be closer to your house. Now it is 12 ½ feet further away.

Chairman Sugarman stated this application requires 5 affirmative votes, there are 6 members here tonight.

Mr. Jovishoff asked if the applicant agreed to put up a fence.

Chairman Sugarman stated it was mentioned but not discussed.

Mr. Macri stated they will put up some type of screening, landscaping or a fence.

It was moved by Mr. Makroulakis, seconded by Mr. Joh, and passed on a vote of 6-0 by members Silver, Joh, Makroulakis, Porrino, Yoon and Sugarman to grant the applicant approval to construct a new Two-Family Dwelling.

Docket #37-16 Center Street Associates, LLC, 421 Center Street, Block 4051, Lot 15, Two-Family Dwelling

Mark Macri, Esq., representing the applicant, called his first witness, Mark Martins, Engineer, 55 Walnut Street, Norwood, NJ. Mr. Martins was sworn in and his credentials accepted by Chairman Sugarman.

Exhibit A1 – Site Plan

Mr. Martins stated a 2 story frame structure with detached masonry garage is currently on the property on the north side of Center Street. The drainage will be routed to seepage pits in the rear. Electric lines will be run overhead. The neighbor to the left was approved for a Minor Subdivision. The intention is to match their grade of the property. Two existing trees are proposed to be removed from the front yard and one tree is proposed to be removed from the rear yard. 2 dogwood trees are proposed as replacements. 6 azalea plants on each side in the front, 28 yews in each side yard, and 4 arborvitae along each side lot line to the rear of the dwelling are proposed. 19 boxwoods are proposed in the planting strip between the driveways.

Mr. Jovishoff asked if the amount of screening in the rear can be increased.

Mr. Martins stated on the west side we can provide arborvitae or a similar type of screening.

Mr. Jovishoff asked if the evergreen has to be removed.

Mr. Martins stated it will be removed and replaced.

Chairman Sugarman asked for questions from the Board, the public.

Vassilios Cocoros, Architect, 467 Sylvan Avenue, Englewood Cliffs, NJ
Mr. Cocoros was sworn in and his credentials accepted by Chairman Sugarman.

Mr. Cocoros stated the applicant plans to demolish the existing dwelling and construct a new 3 story two-family side by side dwelling.

Exhibit A2 – Floor Plans

The basement is proposed to include a recreation room, home office, powder room and on the upper level at the front, a utility room and a garage. The first floor living area will consist of a living room, dining room, family room, a kitchen with eating area at the rear of the dwelling and a powder room. The second floor living area will have a master bedroom with ensuite full bathroom and two additional bedrooms, which share a full bathroom and a laundry room. The stairs and porch do not extend into the front yards. Residential type fixtures will be used.

Chairman Sugarman asked for questions from the Board, the public.

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Mr. Makroulakis asked if they will be changing the staircases from 4.6 to 4.2.

Mr. Cocoros stated yes.

Mr. Jovishoff asked if the proposed 17.3 wide driveways could be 16 feet.

Mr. Cocoros stated no, if curb cut is wider, it looks awkward. A 15 foot garage door needs to fit in there.

David Spatz, Planner, 60 Friend Terrace, Harrington Park, NJ. Mr. Spatz was sworn in and his credentials accepted by Chairman Sugarman.

A2 – Photo Board of Site and Surrounding Area

Top left ó the structure as it exists

Top right ó to the right, east, existing two-family

Bottom left ó two-family across the street

Bottom right ó two-family across the street

Mr. Spatz stated the surrounding area is developed with two family homes. The building conforms with the FAR for this zone. The structures to the left and right are similar in height. The staircases will be reduced in size. The building height is consistent with the newer developments on Center Street.

David Spatz, Planner, 60 Friend Terrace, Harrington Park, NJ. Mr. Spatz was sworn in and his credentials accepted by Chairman Sugarman.

Chairman Sugarman stated this application requires 5 affirmative votes, there are 6 members here tonight.

It was moved by Mr. Silver, seconded by Mr. Makroulakis, and passed on a vote of 6-0 by members Silver, Joh, Makroulakis, Porrino, Yoon and Sugarman to grant the applicant approval to construct a new Two-Family Dwelling.

Chairman Sugarman stated our next meeting is **January 10, 2017**.

ADJOURNMENT

It was moved by Mr. Yoon, seconded by Mr. Silver to adjourn the meeting at 9:30 p.m.

Respectfully submitted,

Linda Garofalo
Recording Secretary