

FORT LEE BOARD OF ADJUSTMENT

March 28, 2017

Present: J. Nitti, J. Silver, H. Joh, G. Makroulakis, D. Porrino, H. Liapes

Absent: P. Yoon, D. Starace, D. Sugarman

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

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

NOTICE OF MEETING: The Vice 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/Spectrum and Fort Lee's Borough Website. 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 2017.

Approval of Minutes

It was moved by Mr. Makroulakis, seconded by Mr. Liapes and passed on a vote of 5-0 by members Nitti, Silver, Joh, Makroulakis, and Liapes to approve the minutes of the meeting of February 28, 2017. Mr. Porrino abstained from the vote.

Memorializations

Docket #4-17 Peter Wang, DDS, 1600 & 1602 Anderson Avenue, Block 4151, Lots 14 & 15, Minor Reverse Subdivision/Preliminary & Final Major Site Plan – Lot Consolidation & Proposed New Office Building

It was moved by Mr. Makroulakis, seconded by Mr. Liapes and passed on a vote of 5-0 by members Nitti, Silver, Joh, Makroulakis, and Liapes to grant the applicant approval for Minor Reverse Subdivision/Preliminary & Final Major Site Plan ó Lot Consolidation & Proposed New Office Building. Mr. Porrino abstained from the vote.

Docket #5-17 Fort Lee EP, LLC, One Executive Drive North, Block 6451, Lot 5.04, Amended Site Plan – Eight Residential Affordable Units Lower Lobby Level

It was moved by Mr. Makroulakis, seconded by Mr. Silver and passed on a vote of 5-0 by members Nitti, Silver, Joh, Makroulakis, and Liapes to grant the applicant Amended Site Plan approval and approval to construct Eight Residential Affordable Units Lower Lobby Level. Mr. Porrino abstained from the vote.

Acceptance/Completeness

Docket #9-17, GPC Homes, LLC, 443-445 Catherine Street, Block 4054, Lot 7, Two-Family Dwelling

Marc Macri, Esq. is representing the applicant. Mr. Jovishoff asked if Mr. Macri could submit drainage calculations. Mr. Macri stated he will comply.

Mr. Jovishoff stated there is an easement on the property. He feels the Board Attorney should review this.

Mr. Mariniello stated he has reviewed it and the easement goes from the front to the back.

Mr. Macri stated he will speak to the applicant about the easement and give it to Mr. Mariniello.

It was moved by Mr. Liapes, seconded by Mr. Makroulakis and passed on a vote of 6-0 by members Nitti, Silver, Joh, Makroulakis, Porrino and Liapes to deem the application complete.

Mr. Macri will call the Board office for a hearing date.

Docket # 10-17, 3 Guys, Inc., 576 Hazlitt Avenue, Block 3551, Lot 1, Preliminary/Final Major Site Plan – Mixed Use Building – Warehouse/Office

Marc Macri, Esq. is representing the applicant. Mr. Macri stated that he reviewed Mr. Jovishoff's report and the applicant agrees to comply with all items.

Mr. Jovishoff requested a streetscape plan. Mr. Macri stated they will comply.

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

Docket #11-17, Beverwyck Property, LLC, 2048 Center Avenue, Block 4751, Lot 32, Preliminary/Final Major Site Plan – Two (2) Additional Levels of Professional Office Space Above Existing Building

Saverio Cereste, Esq. is representing the applicant. Mr. Cereste stated he reviewed Mr. Jovishoff's report and agrees to comply with all items. They will be submitted 10 days prior to the hearing.

Mr. Jovishoff stated the average grade is not indicated on the plans, this needs clarification.

It was moved by Mr. Silver, seconded by Mr. Liapes and passed on a vote of 6-0 by members Nitti, Silver, Joh, Makroulakis, Porrino and Liapes to deem the application complete. A hearing date was assigned for April 25, 2017.

Public Hearings

Docket #6-17, Oscar T Development, LLC, 419 Stillwell Avenue, Block 3051, Lot 13, Two-Family Dwelling

Vice Chairman Joh stated that this application is carried to the Meeting of April 25, 2017.

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No further notice is necessary on the part of the applicant. The applicant has waived the time for the Board to act.

Docket #7-17, 218 Knox Avenue, LLC, 1527 Anderson Avenue, Block 3853, Lot 6, Two-Family Dwelling

Mr. Macri, Esq. stated he is representing the applicant. The property is in the R3A district.

Mark Martins, Engineer, 55 Walnut Street, Norwood, NJ

Mr. Martins was sworn in and his credentials accepted by Vice Chairman Joh.

Exhibit A1 ó Mr. Martins stated this is the plan that was sent to the Board but it is now colorized. The property is irregular in shape. They propose to demolish the existing structures and construct a three story two-family dwelling. Seepage pits are proposed under the driveways. The second sheet is the landscaping plan. Three trees to be removed, one in the front and two in the rear.

Mr. Jovishoff stated he would like an additional tree planted. Mr. Martins stated they will plant one additional tree.

Mr. Jovishoff asked if it's possible to widen the planting strip.

Mr. Martins stated Mr. Cocoros will answer this.

Vice Chairman Joh 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 Vice Chairman Joh. Mr. Cocoros stated the proposal is for a two-family, three story, side by side dwelling.

Exhibit A2 - depicts the layout. Each of the lower level basements are proposed to include a recreation room, a second room labeled ödenö, a powder room, and a utility room. The first floor living area in each unit is proposed to consist of a living room, dining room, an open plan kitchen, family room and powder room. The second floor living area is proposed to include a master bedroom with ensuite bathroom and two additional bedrooms which share a second bathroom and a laundry.

Mr. Porrino stated you keep saying this is an oversized lot. This proposal has 43% building coverage. Your proposal is above the allowed lot coverage.

Mr. Cocoros stated they can provide a 3 foot planting strip as opposed to the proposed 2 foot 2 inches. The driveway will be 16 feet 4 inches.

Mr. Jovishoff stated this change will require another variance because the staircase is now closer to the property line.

Mr. Cocoros stated all residential type lighting is proposed.

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Vice Chairman Joh 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 Vice Chairman Joh.

Exhibit A2 ó Photo Board of Site and Surrounding Area

Top left ó Aerial photo of vicinity

Top right ó Subject property

Bottom left ó Side by side two family dwelling to the left

Bottom right ó Properties to the right, single family and a two-family

A use variance is not required. Two D variances for FAR and height are needed. The property can support the increased FAR area. There are many large two family homes in the area. Drainage will be handled on site. Two families are permitted in this zone. The proposal is consistent with the area. Mr. Spatz doesn't feel this application has any substantial negative impact.

Mr. Jovishoff stated under the Ordinance this is a three story house. A variance is required for the fill in the rear yard.

Vice Chairman Joh asked for questions from the Board, the public.

Mr. Macri gave his summation to the Board.

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

Docket #8-17, Ivan & Maria Buva, 305 Tom Hunter Road, Block 3951, Lot 5, Two-Family Dwelling

Daniele Lamake, Esq. is representing the applicant. She stated that the applicant is seeking variance relief to construct a two-family dwelling.

Mark Martins, Engineer, 55 Walnut Street, Norwood, NJ

Mr. Martins was sworn in and his credentials accepted by Vice Chairman Joh.

Exhibit A1 ó Colorized site plan. The lot is 50 feet wide and 102 feet deep. Currently a 1 ½ story brick and frame dwelling exists. The applicant proposes to remove the existing structure and construct a two-family, three story structure.

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Mr. Martins stated that they will comply with all items in Mr. Jovishoff's report and the Borough Engineer's reports. No trees will be removed, four trees will be planted, two in the front and two in the rear. The planting strip will be 3 feet wide.

Vice Chairman Joh asked for questions from the Board, the public.

Vice Chairman Joh called for a 5 minute recess at 8:30 pm. The meeting resumed at 8:45.

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

Mr. Cocoros was sworn in and his credentials accepted by Vice Chairman Joh. Mr. Cocoros stated a side by side two-family, three story dwelling is proposed. The basement will consist of a recreation room, powder room, utility room and a garage. The first floor will have an open plan living room and dining room, a kitchen with family area, powder room and laundry. The second floor living area consists of a master bedroom with ensuite full bathroom, two additional bedrooms that share a second full bathroom and a stackable laundry area.

Mr. Cocoros stated he reviewed Mr. Jovishoff's report. Residential type lighting fixtures will be used. Ed Mignone's report was reviewed.

Vice Chairman Joh asked for questions from the Board, the public.

Mr. Makroulakis asked how much higher is this house over the houses on either side.

Mr. Cocoros stated one story over.

Mr. Makroulakis stated there is heavy traffic due to the Montessori School across the street.

David Spatz, Planner, 60 Friend Terrace, Harrington Park, NJ

Mr. Spatz was sworn in and his credentials accepted by Vice Chairman Joh.

Exhibit A2 ó Photo Board of Site and Surrounding Area

Top left ó subject property

Top right ó property to the right

Bottom left ó property to the left

Bottom right ó three story single family home across the street and the Montessori School

Mr. Spatz stated down the block there is a two-family. This property is consistent with development taking place in this area. The applicant is providing parking, drainage, and maintaining the front yard setback. The home is similar in height to the home across the street.

Mr. Jovishoff asked what zone the garden apartments in the rear are in.

Mr. Spatz stated they are in the R5 zone.

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Mr. Jovishoff stated the property is flat, the basement is above grade.

Mr. Spatz stated possibly we can adjust the building height.

Mr. Mariniello stated what are the special reasons to permit the D1 variance.

Mr. Spatz stated the newest home is a two-family, approximately 150 feet away.

Mr. Jovishoff stated the Montessori School and the Synagogue are in the R2 zone.

Ms. Lamake stated she would like to revise the plan and come back.

Mr. Porrino stated the Municipality did not change this zone, it was kept the same. This is a two-family in a one-family zone, the FAR is over, the building coverage is over, the proposal is not zoned for this.

Vice Chairman Joh stated that this application is carried to the Meeting of **April 25, 2017**. No further notice is necessary on the part of the applicant. The applicant has waived the time for the Board to act.

ADJOURNMENT

It was moved by Mr. Silver, seconded by Mr. Liapes to adjourn the meeting at 9:10 p.m.

Respectfully submitted,

Linda Garofalo
Recording Secretary