

FORT LEE BOARD OF ADJUSTMENT

REORGANIZATION - January 8, 2019

Present: J. Nitti, J. Silver, H. Joh, G. Makroulakis, D. Conway, H. Liapes, F. Yook, D. Sugarman

Absent: D. Starace

Present: J. Mariniello, Jr., Esq., M. Jovishoff, Phillips, Preiss, Grygiel, D. Juzmeski, Neglia Eng.

Chairman Sugarman called the meeting to order at 7:40 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 2019.

Members of the Board of Adjustment, Chairman Sugarman and Mr. Liapes, were sworn in by the Board Attorney.

Election of the following Officers of the Board:

- Chairman
- Vice-Chairman
- Secretary of the Board

A motion was made by Mr. Liapes to appoint Doug Sugarman as Chairman for the year 2019. The motion was seconded by Mr. Joh and passed on a vote of 8-0 by members Nitti, Silver, Joh, Makroulakis, Conway, Liapes, Yook and Sugarman.

A motion was made by Mr. Silver seconded by Mr. Joh and passed on a vote of 8-0 by members Nitti, Silver, Joh, Makroulakis, Conway, Liapes, Yook and Sugarman to elect George Makroulakis as Vice-Chairman of the Board.

A motion was made by Mr. Makroulakis, seconded by Mr. Silver and passed on a vote of 8-0 by members Nitti, Silver, Joh, Makroulakis, Conway, Liapes, Yook and Sugarman to elect Harry Liapes as Secretary to the Board.

Resolution for Professional Appointments 2019

- Board Attorney Joseph Mariniello, Esq./Mariniello & Mariniello
- Conflict Board Attorney Brian Chewcaskie, Esq., Gittleman, Muhlstock & Chewcaskie
- Board Planner Phillips, Preiss, Grygiel, LLC
- Board Engineer (Site) Neglia Engineering
- Board Engineer (Traffic) Neglia Engineering

All members present voted to approve the resolution for the Board of Adjustment professional services and award contracts to:

Mariniello & Mariniello PC, Board Attorney; Phillips, Preiss, Grygiel, LLC, Board Planners; Neglia Engineering, Site Engineer; Neglia Engineering, Board Traffic Engineer; and Brian Chewcaskie, Esq., Board Conflict Attorney.

Appointments to the Zoning Board

- Recording Secretaries
- Court Reporter

It was moved by Mr. Silver, seconded by Mr. Liapes and passed on a vote of 8-0 by members Nitti, Silver, Joh, Makroulakis, Conway, Liapes, Yook and Sugarman to appoint Beth Calderone, Calderone & Assoc. as Court Reporter.

It was moved by Mr. Silver, seconded by Mr. Liapes and passed on a vote of 8-0 by members Nitti, Silver, Joh, Makroulakis, Conway, Liapes, Yook and Sugarman to appoint Linda Garofalo and Christen Trentacosti as Recording Secretaries for the year 2019.

Liason Representative to the Planning Board

Chairman Sugarman and Mr. Makroulakis will act as the liaison to the Planning Board for the year 2019. All members were in favor.

Official Publications of the Zoning Board of Adjustment – The Record, The Jersey Journal and Star Ledger

All members voted in favor to designate The Record, The Jersey Journal and The Star Ledger as the Official Publications of the Zoning Board of Adjustment.

Approval of Minutes

It was moved by Mr. Makroulakis, seconded by Mr. Conway and passed on a vote of 6-0 by members Silver, Joh, Makroulakis, Conway, Liapes, and Sugarman to approve the minutes of the meeting of December 27, 2018.

Arrangement of member's seating for voting process

Following review by the Board the seating will remain the same. All members were in favor.

Rules of the Board of Adjustment. Motion to adopt.

It was moved by Mr. Silver, seconded by Mr. Nitti and affirmed by an all-in-favor vote to adopt the Rules of the Board of Adjustment for the year 2019.

2018 Annual Report of the Zoning Board of Adjustment – Review and Adoption

It was moved by Mr. Makroulakis, seconded by Mr. Liapes and passed on a vote of 8-0 by members Nitti, Silver, Joh, Makroulakis, Conway, Liapes, Yook and Sugarman to adopt the 2018 Annual Report of the Zoning Board of Adjustment.

Memorializations

Docket #22-18, 2100 North Central Road FL, LLC, 2100 North Central Road & 2143 Hudson Terrace, Block 6155, Lots 1& 2, Preliminary & Final Major Site Plan – Renovation and Conversion of Existing Office Building and Hotel to a Planned Development Group Apartment Building of 316 Residential Units

It was moved by Mr. Makroulakis, seconded by Mr. Conway and passed on a vote of 7-0 by members Silver, Joh, Makroulakis, Conway, Liapes, Yook and Sugarman to grant the applicant Preliminary and Final Major Site approval.

Docket #23-15, Steven Park, Margaret Chu Park & Jai Ock Chu, 1160 Palisade Avenue, Block 1352, Lot 9, Two-Year Extension – Use Variance for Professional Office

It was moved by Mr. Conway, seconded by Mr. Makroulakis and passed on a vote of 5-0 by members Silver, Makroulakis, Conway, Liapes, and Sugarman to grant the applicant a two-year extension of time.

Docket #29-18, Rock Solid Built, LLC, 310 McCloud Drive, Block 3056, Lot 2, Single Family Dwelling

Chairman Sugarman stated this memorialization has been carried to the meeting of January 15, 2019.

Docket #38-18, Young B. Kim, 427 Center Street, Block 4051, Lot 16.01, Rear Yard Gazebo

Chairman Sugarman stated this memorialization has been carried to the meeting of January 15, 2019.

Docket #39-18, CD Developers, LLC, 2044-2046 Hoefley's Lane, Block 4951, Lot 7, Preliminary & Final Major Site Plan – Three Unit Dwelling

It was moved by Mr. Makroulakis, seconded by Mr. Liapes and passed on a vote of 6-0 by members Silver, Joh, Makroulakis, Conway, Liapes, and Sugarman to grant the applicant approval to construct a three unit dwelling.

ADJOURNMENT

It was moved by Mr. Silver, seconded by Mr. Joh to adjourn the meeting at 7:55 p.m.

Respectfully submitted,

Linda Garofalo

Linda Garofalo
Recording Secretary