

FORT LEE BOARD OF ADJUSTMENT

January 15, 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 7:35 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 2019.

Approval of Minutes

It was moved by Mr. Makroulakis, seconded by Mr. Nitti and passed on a vote of 8-0 by members Nitti, Silver, Joh, Makroulakis, Conway, Liapes, Yook and Sugarman to approve the minutes of the meeting of January 8, 2019.

Memorializations

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

It was moved by Mr. Conway, seconded by Mr. Silver and passed on a vote of 5-0 by members Silver, Makroulakis, Conway, Liapes and Sugarman to grant the applicant approval to construct a Single-Family Dwelling.

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

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 rear yard gazebo.

Acceptance/Completeness

Docket #1-19, Ballente Realty, 2073 Fletcher Avenue & 2050 Edwin Avenue, Block 4455 & 4456, Lots 2 & 2, Amended Preliminary & Final Major Site Plan – 4 Unit Dwelling & Auxiliary Parking Lot

It was moved by Mr. Joh, seconded by Mr. Nitti and passed on a vote of 7-0 by members Nitti, Silver, Joh, Makroulakis, Conway, Liapes and Sugarman to deem the application complete. This application is scheduled to be heard on February 26, 2019.

Public Hearing

Docket #40-18, Jai Vitthal, LLC, 2300 Route 4 West, Block 6451, Lot 1, Preliminary & Final Major Site Plan – Addition to Expand Existing Breakfast Bar

Matthew Clark, Engineer, MCB Engineering & Associates, 11 Furler Street, Totowa was sworn in and his credentials accepted by Chairman Sugarman.

Site Plan – 3 Sheets – This is a permitted conditional use in this zone.

Sheet 3 – site plan – Currently the coffee area is very crowded. We anticipate some rock excavation. No new utility services are proposed. Continental type breakfasts are served in this area. This is for tables, chairs and shelving. Mr. Jovishoff is asking for a layout of the area. Mr. Clark will submit this.

Mr. Juzmeski would like to see signage for the ADA spaces.
Mr. Clark will submit this.

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

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

Mr. Spatz stated the property is in the C6 zone which permits the hotel with the existing use. We are required to have 72 parking spaces, we have 63 spaces. There is nothing substantially negative proposed.

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

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

Page 3-ZBA Minutes-January 15, 2019

Docket #43-18, Strategic Group, LLC, 1610 Gerome Avenue, Block 4253, Lot 3, Two-Unit Dwelling

Mr. Cereste stated the property is in the R5 zone. No D variances are being sought.

Exhibits

A1-Site Plan of Mark Martins dated November 14, 2018

A2-Architectural Plan of Vassilios Cocoros dated July 30, 2018

A3-Photographs by David Spatz

A4-Drainage calculations of Mark Martins dated November 14, 2018

A5-Survey of property prepared by Mark Martins dated September 7, 2018

A6-Four photographs by Saverio Cereste

Mark Martins, Engineer, 55 Walnut Street, Norwood was sworn in and his credentials accepted by Chairman Sugarman. Mr. Martins stated the property is relatively flat. We are proposing to remove the existing structure and construct a three-story, two-family side-by-side duplex dwelling.

Exhibit A7-Site plan, brown area shows the proposed dwelling.

Sheet 2 Landscape plan – The applicant is proposing to remove the two existing trees in the rear yard and replace with two dogwoods. In addition, a total of 21 arborvitae are proposed along the entire perimeter of the rear yard. Lines of 18 yew plantings are proposed along each side lot line, within the side yards.

The applicant plans on removing the existing shrubs along the right side of the front yard and installing landscaping in the front yard. This will include 12 juniper plants and three azaleas. Eleven boxwoods plants are proposed in the planting strip. We will comply and add additional plantings. A cultec drainage system is proposed under the driveway. The fence will be repaired where damaged.

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

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

Mr. Cocoros stated a side by side two family dwelling is proposed. The dwelling is on three levels.

Sheet A2 shows the layout. Each basement will consist of a recreation room, den, powder room, utility room, and garage. The first floor living area in each unit to consist of a living room with fireplace and dining room at the front of the dwelling, powder room, and an open plan kitchen and family room at the rear of the dwelling. The second floor living area is proposed to consist

Page 4-ZBA Minutes-January 15, 2019

of three bedrooms, including a master bedroom with ensuite bathroom and two additional bedrooms that share a second full bathroom and laundry at the rear of the dwelling.

There is a 16 foot driveway which can accommodate 2 cars per side.

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

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

Photo Exhibit – Four Photos of Site and Surrounding Area

Top left-subject property

Top right-to the south

Bottom left-to the north

Bottom right-across the street

Mr. Spatz stated there is no loss of street parking. We are consistent with the neighborhood. The building coverage exceeds what is allowed in the zone. Additional landscaping will be provided. We are improving the parking condition. The positive impact outweighs anything negative.

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

Tom Menegatos, 249 Hoym Street, Fort Lee showed a rendering he prepared of the view his mother will have.

Mr. Martins stated currently there are no drainage improvements. We are improving these conditions.

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

Tom Menegatos, 249 Hoym Street, Fort Lee stated we are concerned with drainage. His mother will be looking at brick walls and balconies.

Mr. Cereste stated the owner has agreed to move the building one foot forward and deduct one foot from the deck.

It was moved by Mr. Makroulakis, seconded by Mr. Liapes and passed on a vote of 7-0 by members Nitti, Silver, Joh, Makroulakis, Conway, Liapes and Sugarman to grant the applicant approval to construct a Two-Unit Dwelling.

ADJOURNMENT

It was moved by Mr. Joh, seconded by Mr. Silver to adjourn the meeting at 8:40 p.m.

Respectfully submitted,

Linda Garofalo

Linda Garofalo
Recording Secretary