

FORT LEE BOARD OF ADJUSTMENT

February 9, 2021

Present: H. Liapes, G. Makroulakis, H. Joh, D. Conway, L. Pacheco, E. Hong, D. Sugarman

Absent: J. Nitti, S. Tropea

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

Chairman Sugarman called the meeting to order at 7:33 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 2021.

The meeting was held remotely, by means of communication equipment. The foregoing Electronic Public Meeting is recommended due to the current situation involving COVID-19 Virus and directives of State and County governments. The meeting was conducted using Zoom operating system.

Chairman Sugarman stated Ms. Hong and Mr. Pacheco are voting members tonight.

Approval of Minutes

It was moved by Mr. Liapes, seconded by Mr. Makroulakis and passed on a vote of 7-0 by members Liapes, Makroulakis, Joh, Conway, Pacheco, Hong and Sugarman to approve the minutes of the meeting of January 19, 2021.

Acceptance/Completeness

Docket #2-21, Devdatta Gogate & Qichao Hu, 1588-1590 West Street, Block 4051, Lot 19.01, Proposed addition of Rear Yard Patios, Spiral Staircases and Amended Landscape Plan of Duplex

It was moved by Mr. Makroulakis, seconded by Mr. Liapes and passed on a vote of 7-0 by members Liapes, Makroulakis, Joh, Conway, Pacheco, Hong and Sugarman to deem the application complete. Mr. Macri will call the Board Secretary for a hearing date.

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Docket #3-21, 218 Knox Avenue, LLC, 2183 Linwood Avenue, Block 5852, Lot 12, Two Unit Dwelling

It was moved by Mr. Makroulakis, seconded by Mr. Liapes and passed on a vote of 7-0 by members Liapes, Makroulakis, Joh, Conway, Pacheco, Hong and Sugarman to deem the application complete. Mr. Macri will call the Board Secretary for a hearing date.

Docket #4-21, Edwin Glenn O'Connor, 1580 John Street, Block 3754, Lot 6, Two Unit Dwelling

It was moved by Mr. Conway, seconded by Mr. Makroulakis and passed on a vote of 7-0 by members Liapes, Makroulakis, Joh, Conway, Pacheco, Hong and Sugarman to deem the application complete. Mr. Cereste will call the Board Secretary for a hearing date.

Docket #5-21, 2053 Fletcher Associates, LLC, 2053 Fletcher Avenue, Block 4458, Lot 2, Preliminary & Final Major Site Plan – eight Unit Apartment Building

It was moved by Mr. Makroulakis, seconded by Mr. Liapes and passed on a vote of 7-0 by members Liapes, Makroulakis, Joh, Conway, Pacheco, Hong and Sugarman to deem the application complete. Mr. Macri will call the Board Secretary for a hearing date.

Docket #6-21, Hong Yang, 332 Coolidge Avenue, Block 6056, Lot 2, Addition & Renovation of a Two Family Dwelling

Chairman Sugarman stated this completeness hearing is carried to the meeting of February 23, 2021.

Public Hearing

Docket #14-19, Robert Place Realty, LLC, 1545 Route 46 West, Block 2651, Lot 2, Court Remand for Limited Hearing as to Height, Preliminary & Final Major Site Plan – 105-Unit, Assisted Living Facility

(continued from the public hearing of January 19, 2021)

(This hearing will be carried to the meeting of February 23, 2021)

Docket #36-20, 240 Columbia Ave, LLC, 240 Columbia Avenue, Block 552, Lot 23, Preliminary & Final Major Site Plan – Seven (7) Unit Residential Building

Mr. Macri stated he is representing the applicant. He stated my client plans to demolish the existing one-family, two-story dwelling and construct a seven-unit, four-story multifamily development.

Perry Frenzel, Engineer, 30 Madison Avenue, Paramus was sworn in and his credentials accepted by Chairman Sugarman.

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Sheet 3 – is the existing conditions plan

Sheet 4 – is the soil erosion and sediment plan – notes and details

Sheet 5 – landscaping plan – in the rear there are 7 trees to be removed

Mr. Frenzel stated there are two types of lighting fixtures – Type A-wall mounted at the doors. Type B-ceiling mounted to light the parking garage. These will have shields to prevent spillover.

The Neglia report dated February 4, 2021 will be complied with.
The utilities will be installed underground.

Chairman Sugarman asked for questions from the Board.

Mr. Makroulakis asked if the parking lot lighting will be on a timer.

Mr. Frenzel stated the Architect can answer this.

Mr. Makroulakis stated will there be a lot of traffic in the area of the entrance.

Mr. Frenzel stated Columbia Avenue is a wide street, there is on street parking. I don't believe there will be a lot of traffic there. We have not done a count.

Mr. Jovishoff asked if there will be any screening on the boundary.

Mr. Frenzel stated no fencing is proposed, the Architect can discuss this.

Mr. Jovishoff asked where will the visitors park.

Mr. Frenzel stated the RSIS calculates parking. This is done by the bedroom count. Fifteen spaces are required, we meet the chart, ½ a space for each unit is included in the space requirement.

Mr. Macri stated there is a Municipal Parking Lot if there are no spaces available. We are not seeking a parking variance for this application.

Mr. Jovishoff stated there are six trees to be replaced or a contribution to the Tree Fund needs to be made.

Mr. Macri stated the applicant will make the contribution.

Mr. Jovishoff stated how will the trash be handled.

Mr. Frenzel stated the Architect will respond to this.

Mr. Juzmeski stated there is sixteen feet at the ingress driveway. Signage is needed that it's a two-way driveway.

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Mr. Frenzel stated we can add a sign at this location.

Mr. Juzmeski stated the ADA spaces are in a blind spot. Maybe you should swap out the striped aisle.

Mr. Frenzel stated we can do this. We can comply with everything in Mr. Juzmeski's report.

Chairman Sugarman asked for questions from the public.

Leny & Anna Pushkantser, 251 Warren Avenue stated will the trash be in front of my house.

Mr. Macri stated no, it will be enclosed at the rear of our property.

Benjamin Campollo stated we are adjacent to the proposed property. What are you planning to do for safety.

Chairman Sugarman stated there will be speed signs and\ no parking taken away.

James Virgona, Architect, 125 River Road, Suite 201, Edgewater was sworn in and his credentials accepted by Chairman Sugarman.

Mr. Virgona stated this will be seven luxury units on the property. They will be from 1,900-2,200 square feet. The building has terraces and decks to bring light into the building. Utilities are proposed in the basement and then underground. There will be 15 parking spaces on the ground floor.

AR1, A1, A2, A3 & A4 – The trash area is screened in the rear yard. A private hauler will be hired for trash collection.

A3-We are doing a single corridor design. Entrance is at the lobby, then to the elevator and then to floor 3 which is the first residential entrance floor and then to the unit.

The fifth floor is the top level of this building – there are three units on this level. These are all three-bedroom units.

A4-describes three bulkheads, condensing units, generator and front bulkhead. The unit plans are shown in detail. These are 1,800-2,100 square foot units. The building height is 58 feet 3 inches. It has a garage with a rise in grade in it. The building will be fully sprinklered.

Chairman Sugarman asked for questions from the Board.

Mr. Makroulakis stated will the lights be on timers in the garages.

Mr. Virgona stated the lights can be set on motion detection as well as timers.

Mr. Makroulakis stated will there be an alarm system in there.

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Mr. Virgona stated I believe so.

Mr. Makroulakis stated are all the apartments three bedrooms.

Mr. Virgona stated yes.

Mr. Makroulakis stated how many of these units will have three cars.

Mr. Virgona stated I can't predict that.

Mr. Makroulakis stated I don't think there's enough parking here. How do we cut it down, maybe make a few of the units two bedrooms, instead of three bedrooms.

Chairman Sugarman stated I understand your concern, they are not requesting a parking variance, they comply with RSIS.

Chairman Sugarman stated I'm sure management will dedicate two spots for each unit.

Mr. Conway stated what is the firestop construction between each unit.

Mr. Virgona stated there will be a twelve-inch firewall between each unit.

Mr. Juzmeski stated the trash area – how will you be removing trash.

Mr. Frenzel stated a private hauler with a compactor.

Chairman Sugarman asked for questions from the public.

Veronika Byers, Warren Avenue stated what is the lot size.

Mr. Virgona stated 43 x 167, this is in the R6 zone.

Daniel Campollo, 240 Columbia Avenue, stated where do the bedrooms face.

Mr. Virgona stated the East side.

Rose Liono, 1002 Dearborn Road stated she lives across the street. This is a small property and the street is narrow.

Chairman Sugarman stated the parking complies and fire, safety and zoning complies.

Alexander Gap, 263 Warren Avenue stated how many windows will there be on the South side.

Mr. Virgona stated eight windows in the corridor of the building.

Mr. Gap stated how many windows will be on the West side.

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Mr. Virgona stated 43 windows – in 18 groups.

Mr. Gap stated how can you assure privacy.

Mr. Virgona stated the South side is 52-54 feet high. There are less windows here.

Mr. Gap stated what is the estimated construction time.

Mr. Virgona stated I don't know.

Mr. Gap stated how will you prevent smell and will the trash be enclosed.

Mr. Vergona stated trash will be behind the garage stairs, shielded, in containers, with a closed lid.

Mr. Gap stated will the trash be inside the building.

Mr. Virgona stated trash will be inside the garage.

Veronika Byers stated will there be fencing or bushes around the building.

Mr. Virgona stated no fencing is proposed.

Alena He stated will there be fencing.

Chairman Sugarman stated the applicant will review the fencing around the property.

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

Mr. Spatz stated we are in the R6 zone. The surrounding area has multi-family homes. There is a 20 unit complex, a 4 unit, a 3 unit and 6 unit building along with commercial development. We need one D variance for FAR. The zone permits mid-rise development. We are 5 stories, 6 stories are permitted. The property can support the additional FAR. Fire safety is part of the proposal. Our density is reduced. We exceed the allowable coverage and will provide landscaping. There is nothing substantially negative. The zone permits the use we are proposing.

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

Nick Pavliski, 249 Warren Avenue, stated where are visitors going to park.

Mr. Spatz stated we have a conforming amount of parking and there is a Municipal Lot.

Mr. Macri stated we will provide fencing around the property and enclose the garbage containers.

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Veronika Byers stated could arborvitae be planted and a 10-foot fence.

Chairman Sugarman asked if anyone from the public would like to be sworn in and testify on the application. Nobody came forward.

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

The Board took a break at 8:57 pm and returned at 9:01 pm.

Docket #1-21, Dr. Brian & Ashley Chang, 1117 Buckingham Road, Block 951, Lot 1.02, Single Family Dwelling

Chairman Sugarman stated Mr. Liapes is recused from this application.

Mr. Macri stated his clients are the owners of the property and will reside at this location.

Mark Martins, Engineer, 55 Walnut Street, Norwood was sworn in and his credentials accepted by Chairman Sugarman.

Mr. Martins stated the property is occupied by a brick garage and driveway. The lot area is 9,410 square feet. A new single-family home is proposed.

The plan shows the footprint of the building located in the R1 zone. We are seeking three variances. We require a FAR variance, a variance for the garage door setback and the second driveway requires a variance. There will be retention chambers installed. Utilities will be underground, except for the electricity which we will request be underground.

Landscaping Plan-a Landscape Architect designed the landscaping. There will be additional plantings in front and screening provided. The property will be heavily landscaped.

The Neglia report will be complied with.

Chairman Sugarman asked for questions from the Board.

Mr. Jovishoff asked if the fencing around the property is for the pool also.

Mr. Martins stated we have two different types of fencing. One is for safety and in the rear is a pool fence for the side and rear yards.

Mr. Jovishoff stated will the pool equipment be enclosed.

Mr. Martins stated a screened enclosure will be installed.

Mr. Jovishoff stated can you provide fencing detail.

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Mr. Martins stated yes, when it is decided.

Mr. Jovishoff stated will there be any site lighting.

Mr. Martins stated the Architect will discuss this.

Mr. Juzmeski stated where will the trash be located.

Mr. Martins stated in the garage.

Mr. Macri stated we will provide a landscape plan to be approved by the Board and professionals.

Chairman Sugarman asked for questions from the public.

Debbie Kemp, 1115 Buckingham Road stated if the A/C unit is to be relocated it will be at my driveway where I have an office.

Mr. Martins stated if the Board does approve this application, they will let us know about the A/C location.

Debbie Kemp stated there are 14 trees to be removed and a foundation to be dug where there is all rock. What precautions will be in place so my home is not affected.

Mr. Macri stated my client will drill and split the rock, they are not blasting.

Debbie Kemp stated what preparations will be done before the drilling.

Mr. Macri stated we can provide you with the applicant's insurance.

Jordan Rosenberg, Architect, 27 N. Broad Street, Ridgewood was sworn in and his credentials accepted by Chairman Sugarman.

Exhibit A1-a colored rendering was shown on the screen. This was also submitted to the Board.

Floor plans:

The basement is proposed to consist of a recreation room at the front of the dwelling with an adjoining toy closet and wine cellar room and stairs to the upper floors. There is also a home gym, a theater room, a golf simulator room, an office as well as a mechanical room, a storage closet/future elevator and elevator machine room, a second storage closet and a powder room.

The first floor will consist of a large two-story foyer with a spiral staircase to the second floor. There will be a two-story dining room, with access to a patio. Also, an open plan combination kitchen, family room and dinette area is located at the rear of the dwelling. The first floor also contains a den/playroom and a mudroom accessible from the right side yard. These rooms are

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accessed by a gallery hallway and include a storage closet/future elevator, powder room and a laundry room.

The second story is proposed to consist of a playroom and nursery with ensuite full bathroom and a bedroom with an ensuite full bathroom at the front of the dwelling, as well as a closet labelled future elevator, a second laundry room and stairs to the attic. The rear portion of the second floor will consist of a master bedroom with ensuite full bathroom, walk-in closets, and a third bedroom also with an ensuite full bathroom, walk-in closets and a small accessible juliette balcony over the rear yard.

The attic floor is proposed to consist of unfinished attic space and a separate storage room. There is a small room labelled storage closet/future elevator and an area labelled as future bathroom.

Chairman Sugarman asked for questions from the Board.

Mr. Jovishoff stated the office is a home office and the nursery is also an office. Can you explain this.

Mr. Rosenberg stated the second-floor office is a kids lounging area and an area for the kids to do their homework.

The first-floor office is really an office/living room.

The basement office is a place for the owner to do his work.

The attic is a future area to be used as a bathroom.

Mr. Rosenberg stated there is some height in the attic, this could be finished in the future as a playroom and construct a bathroom.

Mr. Jovishoff stated will there be any lighting outside.

Mr. Rosenberg stated no additional exterior lighting is proposed. The landscape architect may do some additional lighting.

Mr. Jovishoff stated I would like to see this on the landscape plan.

Mr. Macri stated this is acceptable.

Mr. Jovishoff stated can you provide a lighting detail plan.

Mr. Rosenberg stated yes.

Mr. Jovishoff stated there are 14 trees on the property. Payment is required for the trees not being replaced.

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Mr. Rosenberg stated this is acceptable.

Chairman Sugarman asked for questions from the public.

Debbie Kemp stated what is the height ordinance.

Mr. Macri stated 28 feet is required, we are proposing 27.29 feet.

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

Exhibit A2-Photo Board of Site and Surrounding Area

Top left-subject property, vacant

Top right-garage and adjacent dwelling

Bottom left-to the left

Bottom right-across the street

Mr. Spatz stated there is one D variance for FAR. The property can support the increase in FAR. The lot and impervious coverage are permitted. Drainage will be handled on site. We meet the purposes of zoning. I believe the FAR variance can be granted. One C variance is required. The landscaping is being provided as a buffer. One driveway is permitted, we have a circular driveway. I think the C variance can be permitted. The landscaping will be adjusted and improved.

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

It was moved by Mr. Joh, seconded by Mr. Conway and passed on a vote of 6-0 by members Makroulakis, Joh, Conway, Pacheco, Hong and Sugarman to grant the applicant approval to construct a Single-Family Dwelling.

ADJOURNMENT

It was moved by Mr. Joh, seconded by Mr. Makroulakis to adjourn the meeting at 9:40 p.m.

Respectfully submitted,

Linda Garofalo

Linda Garofalo
Recording Secretary