

FORT LEE BOARD OF ADJUSTMENT

February 11, 2020

Present: H. Joh, G. Makroulakis, D. Conway, H. Liapes, F. Yook

Absent: J. Nitti, J. Silver, D. Starace, D. Sugarman

Present: Jason Bonica, Esq., M. Jovishoff, Phillips, Preiss, Grygiel, D. Juzmeski, Neglia Eng., Spach Trahan, Phillips, Preiss, Grygiel

Chairman Sugarman called the meeting to order at 7:32 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 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 2020.

Approval of Minutes

It was moved by Mr. Joh, seconded by Mr. Makroulakis and passed on a vote 4-0 by members Joh, Makroulakis, Liapes, and Yook to approve the minutes of the meeting of January 9, 2020.

Memorializations

Docket #36-19, 2088 Lemoine Avenue, LLC, 2088 Lemoine Avenue a/k/a State Route 67, Block 5351, Lot 5 and Part of Lot 1, Preliminary & Final Major Site Plan – Carvana – Auto Sales Center with Custom Storage Tower

It was moved by Mr. Makroulakis, seconded by Mr. Joh and passed on a vote of 4-0 by members Joh, Makroulakis, Liapes and Yook to grant the applicant Preliminary & Final Major Site Plan approval.

Acceptance/Completeness

Docket #7-20, Aiyong Nam, 2133-2135 Linwood Avenue, Block 5153, Lot 2, Two-Family Driveway Expansion

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It was moved by Mr. Makroulakis, seconded by Mr. Conway and passed on a vote of 5-0 by members Joh, Makroulakis, Conway, Liapes and Yook to deem the application complete. Mr. Cereste, Esq. will call the Board office for a hearing date.

Docket #8-20, Demetrios Stamboulos, 456 Jane Street, Block 3654, Lot 5, Preliminary & Final Major Site Plan – Approved Three-Unit Dwelling – Site Plan Expiration

It was moved by Mr. Makroulakis, seconded by Mr. Conway and passed on a vote of 5-0 by members Joh, Makroulakis, Conway, Liapes and Yook to deem the application complete. Mr. Macri, Esq. will call the Board office for a hearing date.

Docket #9-20, 514 Main Street Fort Lee, LLC, 514 Main Street, Block 3655, Lot 3, Preliminary & Final Major Site Plan – Five (5) Story, Self-Storage Facility

It was moved by Mr. Makroulakis, seconded by Mr. Conway and passed on a vote of 5-0 by members Joh, Makroulakis, Conway, Liapes and Yook to deem the application complete. Mr. Cereste, Esq. will call the Board office for a hearing date.

Docket #10-20, 2200 Mackay, LLC, 2200 Mackay Avenue, Block 5951, Lot 14, Two Unit Dwelling

It was moved by Mr. Makroulakis, seconded by Mr. Joh and passed on a vote of 5-0 by members Joh, Makroulakis, Conway, Liapes and Yook to deem the application complete. Mr. Macri, Esq. will call the Board office for a hearing date.

Docket #11-20, North Central Road FL, LLC, 2100 North Central Road & 2143 Hudson Terrace, Block 6155, Lots 1 & 2, Amended 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. Conway, seconded by Mr. Makroulakis and passed on a vote of 5-0 by members Joh, Makroulakis, Conway, Liapes and Yook to deem the application complete. Ms. Lamake, Esq. will call the Board office for a hearing date.

Public Hearing

Docket #35-19, Phil Art Studios SCI TOEFL, Inc., 1605 Palisade Avenue, Block 4252, Lot 13, Preliminary & Final Major Site Plan – Art Studio – Two (2) Story Building Over Parking

Mr. Cereste, Esquire stated the applicant has been in Fort Lee for about 25 years. The hours of operation are 8:30 am to 8:30 pm. The application is for a two-story building over parking. It is in the downtown commercial area. His client has been working with the Parking Authority.

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Mr. Jong Ho Hwang, 2025 Lemoine Avenue, Fort Lee was sworn in and his credentials accepted by Vice Chairman Liapes. He is the President of Phil Art Studios. There are three sessions run per day, five teachers, and three to four staff members. 95% of the students are international and use public transportation. There are a maximum of 60 students per session. Vice Chairman Liapes asked for questions from the Board, the public.

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

Exhibit A1-Exhibit by Steven Collazuol, 6 sheets
Exhibit A2-Exhibit by Vassilios Cocoros, 2 sheets
Exhibit A3-Four photos by David Spatz

Mr. Cocoros stated this is a three-level structure. Currently this is a vacant lot. Parking is on the side. The driveway is off the front right corner of the building. HVAC are rooftop units and will be screened. Property is in the C2 zone.

Exhibit A4-Letter dated January 9, 2020 from the Fort Lee Fire Department will be complied with.

Mr. Cocoros reviewed the Neglia report dated February 5, 2020. A cultec system will be installed, 8 chambers in back and 8 chambers in front.

Mr. Conway asked if there is a landscaping plan. Mr. Cocoros stated we will install planter boxes. There's no room for additional landscaping.

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

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

Exhibit A3-Photo Board of Site and Surrounding Area
Top left-subject property
Top right-to the right, North
Bottom left-the property to the left, South
Bottom right-across the street

The property is in the C2 zone. We are looking for Use, height, FAR and rear and side yard variances. The educational use is not a permitted use in the zone. There are similar uses in the area. There is sufficient parking on site. The property can support the additional FAR. There will be drainage provided on site.

Mr. Juzmeski asked about the parking. Mr. Hwang stated we use street and municipal parking.

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

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Vice Chairman Liapes stated this application is carried to the **February 25, 2020** meeting. No further notice is necessary, time is waived for the Board to act.

Docket #1-20, PDC LLC, 1592 John Street, Block 3754, Lot 9, Two Unit Dwelling

Mr. Macri stated they would like to demolish the existing structure and construct a new two unit dwelling.

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

Exhibit A1-Site plan, this is the same as was submitted to the Board but it is colorized. The grading is relatively flat. Two cultec systems will be installed in the front and two in the back.

In the front yard, the applicant is proposing one planting area in the right side. This will contain a cherry tree and four boxwood plants.

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

Mr. Jovishoff asked to the fences.

Mr. Martins stated the fences belong to the neighbors. There are no trees to be removed. The driveway will be increased to 17 feet.

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

Mr. Cocoros stated the proposal is for a side by side two family dwelling. Lights will be over the garage doors, above the entry to the unit, above each sliding glass door. These will be shielded. The building will be brick veneer.

The first floor of each unit is functionally the basement. They will consist of a recreation room, a den, a utility room, powder room, and four closets.

The first floor will consist of a living room and dining room in the front of the dwelling and an open plan kitchen and family room, and a powder room in the rear.

The second floor is proposed to consist of a master bedroom with ensuite full bathroom at the front of the dwelling, two bedrooms, a full bathroom, laundry and four closets at the rear of the dwelling.

Vice Chairman Liapes 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.

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Exhibit A2-Photo Board of Site and Surrounding Area

Top left-subject property

Top right-to the right, 2 family houses

Bottom left-across the street

Bottom right-across the street

Mr. Spatz stated C and D variances are required. The property can support the additional FAR. There is a conforming amount of parking on site. Drainage will be provided. We meet the purposes of zoning. The building is consistent with the neighborhood. The positive criteria exists. We are similar in height to the other homes in the neighborhood.

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

It was moved by Mr. Joh, seconded by Mr. Conway and passed on a vote of 5-0 by members Joh, Makroulakis, Conway, Liapes and Yook to grant the applicant approval to construct a Two Unit Dwelling.

Docket 2-20, 1311 Inwood LLC, 1311 Inwood Terrace, Block 1653, Lot 7, Preliminary & Final Major Site Plan – Existing Commercial Building converting to Mixed Use

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

Mr. Cocoros stated there is an existing commercial building on the property. The applicant will use the existing shell. The applicant is proposing to demolish the building addition on the right side of the building while retaining the remainder of the structure. A second story is proposed to be constructed on top. The proposal includes two seepage pits. A/C condensers will be in the rear right corner.

We will comply with the Neglia Engineering report. Mr. Jovishoff asked if the landscaping could be increased.

Mr. Cocoros stated we can plant some arborvitae.

The first floor is proposed to be renovated for use as a warehouse and garage.

The second floor consists of office space and two dwelling units. The office space occupies the entire right side of the building and consists of a reception area, an office, a conference room, a break room, a storage/copy room, plan room, two half bathrooms and a covered outdoor balcony.

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

Betty Chin, 1307 Inwood Terrace, Fort Lee was sworn in. Ms. Chin stated she would like the applicant to relook at the parking space length.

Vassilios Cocoros stated it is 18 ½ feet to the sidewalk, a car is 16 feet.

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Ms. Chin stated what will happen to her trees.

Mr. Macri stated anything that is hanging over on the applicant's property will be trimmed.

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

Exhibit A1-Photo Board of Site and Surrounding Area

Top left-subject property

Top right-to the right

Bottom left-to the left, apartments are there

Bottom right-across the street, garden apartments are there

Mr. Spatz stated there are C variances and Use variances required. We meet the purpose of zoning. We are less than 1 foot in height as to what is permitted. The footprint is being slightly enlarged. I believe the positive criteria is met.

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

Vice Chairman Liapes stated the vote for this application will be on February 25, 2020.

Docket #3-20, Redco Construction Corporation, 2038 Hoefley's Lane, Block 4951, Lot 5, Preliminary & Final Major Site Plan – Three Unit Dwelling

Vice Chairman Liapes stated this application is carried to the meeting of March 24, 2020, no further notice is necessary, time is waived for the Board to act.

ADJOURNMENT

It was moved by Mr.Conway, seconded by Mr. Yook to adjourn the meeting at 9:37 p.m.

Respectfully submitted,

Linda Garofalo

Linda Garofalo
Recording Secretary

