

FORT LEE BOARD OF ADJUSTMENT
February 14, 2023

Present: H. Liapes, J. Nitti, D. Conway, H. Joh, E. Hong, D. Sugarman

Absent: S. Tropea, L. Pacheco

Also Present: J. Mariniello, Jr., Esq., D. Juzmeski, Neglia Eng.

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

The meeting was held remotely, by means of communication equipment. The meeting was conducted using the Zoom operating system.

NOTICE OF MEETING: The Chairman states: Let the minutes reflect that adequate notice of this meeting has been provided in the following manner:

On November 29, 2022 this Body, by Resolution, adopted a Schedule of Regular Public Meetings for 2023. The time, date, and location of said schedule was posted on the Bulletin Board at 309 Main Street. A copy of said schedule was mailed to the RECORD, JERSEY JOURNAL, STAR LEDGER, SPECTRUM, posted on the Borough Web Site and filed with the Borough Clerk.

A written notice of the time, place and proposed Agenda was posted on the Bulletin Board at 309 Main Street and mailed to the RECORD, JERSEY JOURNAL, STAR LEDGER, SPECTRUM, posted on the Borough Web Site and filed with the Borough Clerk.

On January 26, 2023, an updated notice with the Zoom Information was published in the Record and Jersey Journal, posted at 309 Main Street and mailed to the RECORD, JERSEY JOURNAL, STAR LEDGER, SPECTRUM, posted on the Borough Web Site and filed with the Borough Clerk. Copies have been mailed to all persons who have prepaid the \$35.00 fee fixed for the year 2023 to cover the cost of mailing.

Approval of Minutes

It was moved by Mr. Liapes, seconded by Mr. Joh, and passed on a vote of 5-0 by members Liapes, Conway, Joh, Hong and Sugarman to approve the minutes of the meeting of January 17, 2023.

Memorializations

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

It was moved by Mr. Nitti, seconded by Mr. Liapes and approved on a vote of 5-0 by members Liapes, Nitti, Conway, Joh and Sugarman to grant the applicant Extension of Time approval.

Docket #32-22, HLC Development, LLC, 411 Jane Street, Block 4057, Lot 10, Two Unit Dwelling

It was moved by Mr. Liapes, seconded by Mr. Conway, and approved on a vote of 5-0 by

Page 2-ZBA Minutes-February 14, 2023

members Liapes, Nitti, Conway, Joh, and Sugarman to grant the applicant approval to construct a Two Unit Dwelling.

Docket #33-22, Strategic Group, LLC, 2445 & 2449 Camner Street, Block 6955, Lots 5 & 6, Minor Subdivision & Two (2) Two Unit Dwellings

It was moved by Mr. Joh, seconded by Mr. Nitti, and approved on a vote of 5-0 by members Liapes, Nitti, Conway, Joh and Sugarman to grant the applicant Minor Subdivision approval to construct Two (2) Unit Dwellings.

Docket #43-22, 243 Slocum Way, Block 3956, Lot 35, Two Unit Dwelling

Chairman Sugarman stated this memorialization is carried to the meeting of February 28, 2023.

Acceptance/Completeness

Docket #3-23, 1135 Glen Road, LLC, 1135 Glen Road, Block 1156, Lot 12.01, Two Unit Dwelling

It was moved by Mr. Liapes, seconded by Mr. Conway and approved on a vote of 6-0 by members Liapes, Nitti, Conway, Joh, Hong and Sugarman to deem the application complete.

Docket #4-23, 3 Guys, Inc., 576 Hazlitt Avenue, Block 3551, Lot 1, Amended Preliminary & Final Major Site Plan – Addition of Outdoor Storage Area with Fence

It was moved by Mr. Liapes, seconded by Mr. Joh and approved on a vote of 6-0 by members Liapes, Nitti, Conway, Joh, Hong and Sugarman to deem the application complete.

Docket #5-23, 1531 Eleventh, LLC, 1531 Eleventh Street, Block 3752, Lot 13, Two Unit Dwelling

It was moved by Mr. Nitti, seconded by Mr. Conway and approved on a vote of 6-0 by members Liapes, Nitti, Conway, Joh, Hong and Sugarman to deem the application complete.

Public Hearings

Docket #1-23, Brian Swatek & Alyssa Brignola, 1164 Fifteenth Street, Block 1055, Lot 6, Addition to Single Family Dwelling

Chairman Sugarman stated this application will not be heard tonight, new notices will be sent.

Docket #37-22, Alexander Schwartzman, 1217 Abbott Boulevard, Block 1255, Lot 4, Fence for Single Family

Mr. Schwartzman was sworn in.

Page 3-ZBA Minutes-February 14, 2023

Mr. Schwartzman stated he would like to update his fence with an extension. The fence is hardly visible. We got advice from a garden architect and the builder. This will not be obtrusive to our neighbors. I have no witnesses. The survey was sent to Mr. Juzmeski with the location and fence details.

Mr. Juzmeski stated there is a row of shrubs there. If damaged, they need to be replanted with a similar type.

Mr. Schwartzman stated he agrees with this and will comply.

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

It was moved by Mr. Liapes, seconded by Mr. Nitti, and passed on a vote of 6-0 by members Liapes, Nitti, Conway, Joh, Hong and Sugarman to grant the applicant approval to install a fence.

Mr. Luppino joined the meeting.

Docket #42-22, Sean Rivers & Jacqueline Cetrulo, 1061 Glen Road, Block 260, Lot 16, Addition to a Single Family Dwelling (continued from the public hearing of January 10, 2023)

Mr. Luppino listened to the recording from January 10, 2023 and will vote on this application.

Mr. Khorozian stated the main concern from the Board at the last meeting was a request for details from an engineer on drainage. Steven Collazuol was hired. The revised drawing shows the home was raised from 28 feet to 30 feet.

Steven Collazuol, Engineer, 1610 Center Avenue, Fort Lee was sworn in and his credentials accepted by Chairman Sugarman.

Mr. Collazuol stated he examined the property and prepared the drainage report. He reviewed the Neglia report and the applicant will comply. He prepared a topographic survey. The addition and the garage are shown on the plan. There is an existing driveway out to Glen Road. A new driveway will be installed. The new entrance, sidewalk and planting area are shown. The water will be captured under the driveway in three culvert chambers, they will hold 1,700 gallons.

Mr. Juzmeski stated he'd like to see these calculations. I think the drainage system should have an independent system.

Mr. Juzmeski asked is this the highest elevation without an impact on the home?

Mr. Collazuol stated this is a question for the Architect.

Mr. Collazuol stated we can comply with your drainage request for a separate system.

Page 4-ZBA Minutes-February 14, 2023

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

Sal Sorace, Architect, Brix Architects, 70 Oak Street, Apt. 209, East Rutherford was sworn in and his credentials accepted by Chairman Sugarman.

Mr. Sorace stated we reduced the slope by half. If we increase the slope any higher, the ceiling heights will encroach in the garage. This causes a conflict with the ceiling heights.

The initial and proposed front elevations were shown. The height of the building is increased a bit.

Mr. Juzmeski asked where is the utility room?

Mr. Sorace stated it's in the basement and it will be below street level. We will raise everything up to street level as much as possible.

Chairman Sugarman stated this is a condition of approval.

Chairman Sugarman asked for questions from the Board.
Chairman Sugarman asked for questions from the public.
Chairman Sugarman asked if any member on this call would like to be sworn and testify on the application.

It was moved by Mr. Liapes, seconded by Ms. Hong and passed on a vote of 6-0 by members Liapes, Conway, Joh, Luppino, Hong and Sugarman to grant the applicant approval for an addition to a Single Family Dwelling.

ADJOURNMENT

It was moved by Mr. Liapes, seconded by Mr. Joh to adjourn the meeting at 8:15 p.m.

Respectfully submitted,

Linda Garofalo

Linda Garofalo
Recording Secretary

