

FORT LEE BOARD OF ADJUSTMENT

February 23, 2021

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

Absent: S. Tropea

Present: J. Mariniello, Jr., Esq., M. Jovishoff, Phillips, Preiss, Grygiel, Brian Intindola, Neglia Engineering

Chairman Sugarman called the meeting to order at 7:31 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.

Approval of Minutes

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 approve the minutes of the meeting of February 9, 2021.

Memorializations

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

It was moved by Mr. Makroulakis, seconded by Mr. Liapes and approved 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.

Page 2-ZBA Minutes-February 23, 2021

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

Chairman Sugarman stated this memorialization is carried to the meeting of March 9, 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 March 9, 2021)

Docket #35-20, Strategic Group, LLC, 2450 Rosset Street, Block 6953, Lot 11, Two Unit Dwelling

Mr. Cereste stated this application is for a new 2 ½ story, two family dwelling on a vacant 7,499.6 square foot property previously occupied by a 1 ½ story dwelling located in the R3A zone. The property is oversized at 75 x 100. This is a duplex dwelling. There will be six exhibits:

- A1-site plan
- A2-Architectural plan
- A3-four photos
- A4-drainage calculations
- A5-four photos
- A6-survey dated February 1, 2020

Mark Martins, Engineer, 55 Walnut Street, Norwood was sworn in and his credentials accepted by Chairman Sugarman. Mr. Martins stated the brick dwelling on the site has been removed. A new two family is proposed. The site plan was shown on the screen. There will be two car units on the ends of the dwelling. There will be Cultec systems under the driveways.

The landscaping plan was shown. The applicant has removed two trees from the rear yard of the property. Two Zilcova trees are proposed in the front side planting areas adjoining the driveways. A third will be planted in the central planting area.

The central planting area will consist of four Rhododendron plants. Each of the planting strips between the walkways and driveways will consist of six Japanese Holly plants.

The right planting area is also proposed to consist of three Azalea plants and 16 Lilyturf plants.

The left side planting area is proposed to consist of three Azalea plants and 14 Lilyturf plants.

The left side yard, extending into the rear yard, is proposed to consist of 36 Juniper plants in

Page 3-ZBA Minutes-February 23, 2021

groups of three located adjacent to the retaining wall, and nine Meyers Yew plants.

The right side yard is proposed to consist of 18 Juniper plants and four Meyers Yew plants.

A line of 13 Rhododendron and 14 Azaleas are proposed along the left side yard in the rear yard and continuing along the rear lot line in the raised area between the rear retaining wall and rear lot line.

The Neglia report will be complied with. Trash will be inside. The driveways will consist of pavers.

Chairman Sugarman asked for questions from the Board.

Mr. Jovishoff stated will any fill be added to the rear yard.

Mr. Martins stated no.

Mr. Jovishoff stated will a lawn inlet be in the rear.

Mr. Martins stated yes.

Mr. Makroulakis stated will there be fencing in the back area.

Mr. Martins stated I don't know.

Chairman Sugarman suggested the applicant meet with the Board's Engineer and Planner about fencing above the wall, for safety.

Chairman Sugarman asked for questions from the public.

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

Mr. Cocoros stated A1 of the Architectural plan, last revised October 30, 2020 shows the elevations. There are no staircases at the entry. There is 6 ½ feet on each side. There is no full staircase in the front. The building setback at the rear is 28.8 ¼ feet. The driveway and garage on the right is 2 feet 8 inches lower than the left side because the property drops off.

The applicant is proposing a total of eight 9-watt light fixtures, including one wall-mounted light fixture above each garage door, two recessed in the ceiling of each covered porch, one above each ground level sliding door to the rear yard, and one above each sliding door to the wooden deck in the rear yard.

The height of the roof is 30 feet 3 inches from the average grade line to the mid-point of the roof.

Sheet A2-floor plan-the basement will consist of a recreation room, a den, utility room, powder

Page 4-ZBA Minutes-February 23, 2021

room and two walk-in closets at the rear of the dwelling, and a garage, entry foyer, two more closets, and stairs to the upper floors at the front of the dwelling.

The first floor will consist of a living room with bay windows, a home office extending above the covered porches, a hallway, and stairs to the other levels at the front of the dwelling; a dining room, a pantry, a hallway, and a powder room at the center of the dwelling; and a family room and an open plan eating area/kitchen at the rear of the dwelling.

The second floor is proposed to consist of a total of four bedrooms, including two bedrooms, one of which has an ensuite full bathroom, a laundry room, a linen closet, and stairs to the lower levels at the front of the dwelling; and a master bedroom with an ensuite full bathroom, an additional bedroom, another standard full bathroom, and three walk-in closets, at the rear of the dwelling.

Chairman Sugarman asked for questions from the Board.

Mr. Makroulakis stated the home office on the first floor – can the doors be removed. There are four bedrooms on the second floor, I'd like to see the doors eliminated.

Mr. Cocoros discussed this with his client and it was approved. This will be a condition of approval.

Chairman Sugarman asked for questions from the public.

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

Exhibit A3-Photo Board of Site and Surrounding Area

Top left-the subject property

Top right-to the right, older two family home

Bottom left-to the left, an older two family home and single family homes

Bottom right-across the street, newer and older two family homes

Mr. Spatz stated there is one D variance, the lot is oversized. Two families are permitted in this zone. The lot is vacant, the dwelling fits in with the neighborhood. The FAR can be supported. Parking is being provided on site. Landscaping will be generous. The side yards meet individually, but combined we are short. The rear yard decks are a little closer. The lot coverage is exceeded by 83 square feet. Height, we are 2 ¼ feet above what is permitted. We are similar to the surrounding area.

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

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

ADJOURNMENT

It was moved by Mr. Makroulakis, seconded by Mr. Joh to adjourn the meeting at 8:09 p.m.

Respectfully submitted,

Linda Garofalo

Linda Garofalo
Recording Secretary