

FORT LEE PLANNING BOARD
FEBRUARY 24, 2020

PRESENT: M. Marshall, R. Ferris, B. Suh, M. Sargenti, M. Kaplan, J. Cooney.

ABSENT: A. Pohan, D. Sokolich, N. Forshner, R. Kative, H. Greenberg.

ALSO PRESENT: Louis Karp, Esq., Board Attorney; Michael Jovishoff of Phillips, Preiss, Grygiel, Leheny, Hughes LLC; M. Tiberi of Boswell Engineering.

NOTICE OF MEETING:

Vice Chairwoman Cooney stated: Let the minutes reflect that adequate notice of this meeting has been provided in the following manner: On October 28, 2019 this Body, by Resolution, adopted a Schedule of Regular Public Meetings for 2020. 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's Website and was 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's Website and was filed with the Borough Clerk. Copies have been mailed to all persons who have prepaid the \$35.00 fee fixed for the year 2020 to cover the cost of mailing.

APPROVAL OF MINUTES – JANUARY 13, 2020:

A motion was made by Mr. Ferris, seconded by Councilman Sargenti, and passed on a vote of 6 to 0 by members Marshall, Ferris, Suh, Sargenti, Kaplan and Cooney, to approve the minutes for the meeting of January 13, 2020.

PUBLIC HEARINGS:

DOCKET #1-20 CROSS RIVER BANK
2115 LINWOOD AVENUE
BLOCK 5151, LOT 1

MINOR SITE PLAN – SIGNAGE

Mr. Alampi stated: My application is not as clear as I thought it was. The other signs that are up will be removed. Presently, there are two signs for two tenants. Cross River Bank intends to occupy the whole bank at which point the other signs will be removed. There are two signs and the blacked-out area currently on the building. As the leases expire and mature, they will not be renewed. The signs will then be removed. The signs that are being requested are on the south and east of the building. The south is facing Bridge Plaza and the east is facing the George Washington Bridge. They will be mounted on the building and the sign will say Cross River Bank with their scribble trademark. Each letter will be 4 feet in height. The signs will be located under the roof line, seven-stories up.

Vice Chairwoman Cooney questioned: Did you submit to the Sign & Façade Committee?

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Mr. Alampi stated: We attempted to submit to the Sign & Façade Committee, but we did not appear before them.

Vice Chairwoman Cooney questioned: The two signs you are removing, when do the leases end?

Mr. Alampi stated: About two years and they will do a major renovation to the building when they do.

Vice Chairwoman Cooney questioned: Is Mack-Cali still there? Will that sign be removed as well?

Mr. Alampi stated: They are not and yes.

Mr. John Parente, CLN Designs Signs & Awnings, 650-1 Huyler Street, South Hackensack, was sworn in.

Mr. Alampi questioned: Were you employed to design and construct these signs?

Mr. Parente stated: Yes.

Mr. Alampi questioned: Are you familiar with the Borough's ordinances?

Mr. Parente stated: Yes, we came before this Board for the previously approved signs.

Mr. Alampi questioned: Have you appeared before the Sign & Façade Committee in the past?

Mr. Parente stated: Yes.

Mr. Alampi questioned: Is the building on Linwood Avenue? Are the signs located on the East & South?

Mr. Parente stated: Yes, they are on the corners of the building going in and out of New York.

Exhibit A-1 – Photo of Corner of Building & Signs

Mr. Alampi questioned: Are the current signs on the parking garage?

Mr. Parente stated: Yes.

Councilman Sargenti questioned: Are these the only signs you are proposing? Not one on Fletcher?

Mr. Parente stated: Yes, they thought these were sufficient.

Exhibit A-2 – Photo of Side of Building Facing Highway-Proposed Sign Upper Righthand Side – Current Signs Below All Removed

Mr. Alampi questioned: Does this show the visuals of the signs being removed?

Mr. Parente stated: Yes, the overall signage is 210 square feet each sign, for a total of 420 square feet, with the letters, logo and unity symbol. The current signs are 272 square feet. When they are eliminated there will be a more crisp, clean look. They will be acrylic faced, channeled letters welded with internally lit LED lighting. The letters are dark blue so they will have more subdued lighting, not bright.

Mr. Alampi questioned: Do you erect the signs?

Mr. Parente stated: Yes, we work with a company that does. Be Fort Lee was the most recent sign we put up. From the ground looking up, you will not see the frame. The letters will be mounted and worked into the window frames. They will also have a timer for any time stipulation.

Vice Chairwoman Cooney questioned: What is our time stipulation?

Mr. Jovishoff stated: 11 p.m.

Mr. Alampi questioned: Are the letters appropriate in size for the building?

Mr. Parente stated: Yes, they didn't want to oversize them.

Vice Chairwoman Cooney stated: The Mack-Cali and Kotra signs were so far down that they didn't have an impact on the Mediterranean Towers. We may have to revisit the time that the light goes off at a future date.

Mr. Alampi stated: We can stipulate to an 11 p.m. shut off. We will address the needs of the Mediterranean Towers as well. We will work with them.

Mr. Jovishoff questioned: Will the logo be brighter, the infinity sign?

Mr. Parente stated: We can't get this to illuminate very bright and at night it won't be much brighter. We have been debating doing a white trim around the letters because their colors are so dark.

Councilman Sargenti questioned: Is the glass staying the same even when you renovate?

Mr. Alampi stated: Yes.

Vice Chairwoman Cooney questioned: Will the size of the letters change if you outline them in white?

Mr. Parente stated: No, it will be two or three inches in on what is there now.

Mr. Jovishoff stated: My numbers are a little different based on the way we calculate. We get 254 square feet.

Mr. Alampi stated: We will stipulate to that.

Mr. Jovishoff questioned: Does the Board want to wait for the Sign & Façade Committee?

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Mr. Kaplan stated: I am content to deal with this as it is submitted.

Vice Chairwoman Cooney stated: Yes, we are good.

Mr. Alampi stated: We would like to waive minor site plan review.

Vice Chairwoman Cooney stated: Yes.

Mr. Marshall questioned: Is this pre-engineered for the wind factor?

Mr. Parente stated: Yes, we submitted formal engineering plans prior to coming here.

Mr. Karp stated: The conditions are as follows: the exiting signage is to be removed at the end of the current leases and the lights are to be turn off at 11 p.m. or can revisit if there are complaints.

Mr. Alampi stated he agreed.

A motion was made by Mr. Marshall, seconded by Mr. Kaplan, and passed on a vote of 6 to 0 by members Marshall, Ferris, Suh, Sargenti, Kaplan and Cooney, to approve this application for Two (2) Wall Signs and waive Minor Site Plan.

**DOCKET #2-20 ANTHONY SENATORE
50 BRIDLE WAY
BLOCK 951, LOT 1**

MINOR SUBDIVISION

Mr. Macri stated: This application is for a subdivision of the property with variances. My client will move into the existing house. There is currently no buyer for the second property. My client fell in love with this house and location, but the property is too big for his needs.

Mark Martins, Engineer, 55 Walnut Street, Norwood, was sworn in and his credentials accepted by Vice Chairwoman Cooney

Exhibit A-1 – Colorized Engineering Plan - Minor Subdivision & Site Plan dated 1/28/2020

Mr. Macri stated: Can you please show the existing conditions and what is proposed.

Mr. Martins stated: The property is on the southwest corner of Buckingham Road and Bridle Way. It is Block 951, Lot 1. It is an oversized lot of approximately 21,000 square feet. The house fronts on Bridle Way. It is a two-story brick dwelling. The detached garage is located on Buckingham Road. The applicant seeks minor subdivision approval to create two separate lots. Lot 1.01 will be 11,506 square feet and vacant lot 1.02 will be 9,410 square feet. They will keep the house on the corner and the owner will live and improve/renovate it. We are proposing to add an attached garage to Lot 1.01 and remove the detached garage on Lot 1.02 which will be vacant. They will construct the garage on the house still fronting on Buckingham Road. It will be abutting the master bedroom suite. The patio will be covered

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and squared off. There will be a covered front porch entrance and they will redo the stairs and walkway. Lot 1.01 and Lot 1.02 will both be conforming. They exceed the minimum lot area, lot width and lot depth. They are reconstructing the garage on this property. By subdividing the property, we are choosing

fronting on Buckingham Road. We are seeking a front yard setback variance. The westerly side is the rear and will be 19.79 feet which we seek a variance for rear yard setback.

Mr. Macri questioned: Can you tell us the width and length of the proposed driveway?

Mr. Martins stated: The width is 22.7 feet when 16 feet wide is allowed. It lines up with our garage doors. The depth of the driveway is 15 feet.

Mr. Macri questioned: There was a comment from Boswell about the driveway length. Can we increase the length?

Mr. Martins stated: They asked if we could increase the length of the driveway from 15 feet to 18 feet to have a better fit for overhanging. To do this we would have to reduce the size of the garage and would make it ineffective. We only need two cars and we think we have sufficient space in the driveway. We seek to keep this as is. We would only have about eight inches to work with. Variances are being sought for the rear yard setback, front yard setback and driveway width. We are removing a tree and will replace it with another.

Vice Chairwoman Cooney questioned the location of the generator.

Mr. Martins stated: It is very narrow on one side; the other side will be abutting the possible new house and the same goes for the other side. We feel with proper screening it will be best in this location.

Ms. Tiberi questioned: With the reduction of lot area and increase in impervious coverage we ask that the applicant put in a stormwater management system that we all agree on.

Mr. Martins stated: We accept.

Mr. Jovishoff questioned: What screening will be around the generator?

Mr. Martins stated: Evergreens/arborvitae.

Ms. Tiberi asked as to the screening between the current lot and the new lot.

Mr. Martins stated: We could do a fence, or we could do evergreen plantings.

Mr. Macri stated: We will install bushes upon the sale of the property.

Mr. Karp stated: The conditions are as follow: screening the ac/hvac/generator, replacing the tree, stormwater and drainage design and landscaping between the properties upon sale.

Mr. Macri stated he agreed.

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A motion was made by Mr. Kaplan, seconded by Councilman Sargenti, and passed on a vote of 6 to 0 by members Marshall, Ferris, Suh, Sargenti, Kaplan and Cooney, to approve this application for Minor Subdivision.

ADJOURNMENT

A motion was made by Mr. Ferris, seconded by Mr. Kaplan, and passed without objection to adjourn this meeting at 8:13 p.m.

Respectfully submitted,

Christen S. Trentacosti

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Recording Secretary