

FORT LEE BOARD OF ADJUSTMENT

February 25, 2020

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

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

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

Vice Chairman Liapes called the meeting to order at 7:33 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. Makroulakis, seconded by Mr. Conway and passed on a vote 5-0 by members Joh, Makroulakis, Conway, Liapes, and Yook to approve the minutes of the meeting of February 11, 2020.

Memorializations

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

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 grant the applicant approval to construct a Two-Unit Dwelling.

Acceptance/Completeness

Docket #12-20, Francisco & Adriana Parra, 1093 Anderson Avenue, Block 1154, Lot 20, Addition to Single Family Dwelling

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It was moved by Mr. Makroulakis, seconded by Mr. Nitti and passed on a vote of 6-0 by members Nitti, Joh, Makroulakis, Conway, Liapes and Yook to deem the application complete. Mr. Cereste, Esq. will call the Board office for a hearing date.

Docket #13-20, Redco Construction Corporation, 216-218 Columbia Avenue, Block 553, Lot 2, Preliminary & Final Major Site Plan – Four (4) – Unit Development

It was moved by Mr. Conway, seconded by Mr. Nitti and passed on a vote of 6-0 by members Nitti, Joh, Makroulakis, Conway, Liapes and Yook to deem the application complete. Mr. Cereste, Esq. will call the Board office for a hearing date.

Public Hearings

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 (continued from the Public Hearing of February 11, 2020)

It was moved by Mr. Makroulakis, seconded by Mr. Conway and passed on a vote of 5-0 by members Nitti, Makroulakis, Conway, Liapes and Yook to grant the applicant Preliminary & Final Major Site Plan approval. Mr. Joh was recused from this application.

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 (continued from the Public Hearing of February 11, 2020)

This application is being carried to the meeting of March 10, 2020, no further notice is necessary, time is waived for the Board to act.

Docket #4-20, S&G Development, LLC, 321 Slocum Way, Block 3952, Lot 10, Two Unit Dwelling

This application is being carried to the meeting of March 10, 2020, no further notice is necessary, time is waived for the Board to act.

Docket #5-20, Post Management, LLC, 504 Jane Street, Block 3651, Lot 3, Preliminary & Final Major Site Plan – Five (5)-Story, Self-Storage Facility

This application is being carried to the meeting of March 24, 2020, no further notice is necessary, time is waived for the Board to act.

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Docket #34-19, 2130 Center Avenue, LLC, 2130 Center Avenue, Block 5952, Lot 1, Preliminary & Final Major Site Plan – 5 Story, 31 Unit Residential Building Over Parking

Jason Tuvel, Attorney for the applicant, stated this application was previously before this board in 2019. This is a new amended application. This plan addresses some of the concerns that were raised by the residents.

Jameson Van Eck of the firm Verde, Steinberg & Pontell, LLC entered his appearance representing The Regency Co-Op, Inc.

Anthony Garrett, Architect, Bilow Garrett Group, 161 Main Street, Ridgefield Park was sworn in and his credentials accepted by Vice Chairman Liapes.

The site is approximately 13,000 square feet. It is vacant and difficult to develop. There's a gate along Center Avenue. The building will have 24 hour security. There will be one parking stall per unit, 16 stalls open and not assigned. There is a lobby with mail boxes, egress stairs and a bike room. A trash hauler will come three times a week. ADA access will be from the parking level. The ramp will be approximately nine feet. Planter areas with landscaping will be outside. Lower level parking will have 26 stalls. There is a two way in and out ramp.

The building will have a generator. It will be fully sprinklered. There are four floors with seven units on each floor. These are one and two bedroom units. They are upscale and will include air conditioning, washer and dryer outlets, ample closet space, and full bathrooms. These units will not be converted to three bedrooms. They will be for professionals and couples, possibly with a baby.

There are two stairs in the building. There is a penthouse level on the fifth floor, three one bedroom units. A fitness center is also proposed. The building height is 80 feet, we are permitted to go to 90 feet.

Exhibits:

A1-rendering of site

A2-South elevation

A3-West elevation

A4-North elevation

A5-representation of where the building is now vs. prior application

A6-side by side submission

A7-Photos of previous and current submission

A8-Renderings A-The Regency, B-view from Center Ave., C-Bird's eye view

A9-Outline of building with property line

A10-Rendering of site

A11-Sample of the metal panel for exterior

A12-sample of brick for exterior

C4 of site plan, this depicts the building area on site

At 8:50 the Board took a break, at 9:05 the Board returned.

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Mr. Conway stated on sheet A-210 it shows the floors, the current submission starts at the ground floor, this is a total of six floors.

Mr. Garrett agreed with this statement.

Vice Chairman Liapes asked for questions from the Board.

Matthew Seckler, Civil & Traffic Engineer, Stonefield Engineering, 92 Park Avenue, Rutherford was sworn in and his credentials accepted by Vice Chairman Liapes.

Exhibit A13-Aerial image of site

There is a 22 foot grade change. There are 47 parking spaces. Both driveways will be right turn in and right turn out.

Exhibit A14-Site plan rendering, landscaping is shown, this is page C4. Detention basins will be installed. Less than one foot candle of lighting to be used.

There are no trees on the property. Two Birch trees are proposed in the area in front of the transformer pad, four Yew plants will be immediately East of the driveway on Bridge Plaza North. Plantings are proposed at the front of the building, between the driveway on Bridge Plaza North and the building entrance. These plantings include groupings of Dogwood, Oat Grass, Sumac and Coneflower plantings.

Adjacent to the building there will be groupings of Inkberry, Switch Grass, Coneflower and Rhododendron and Dogwood plantings. On both sides of the driveway there will be two Honey Locust trees as well as groupings of Rhododendron, Viburnum, Yew, Coneflower and Switch Grass plantings.

Landscaping is proposed along the rear lot line between The Regency building property to the North. These include groupings of Viburnum, Sumac, Yew, Rhododendron, Switch Grass, and Dogwood, planted in a linear fashion along the rear lot line. Additionally, groupings of Coneflower, Viburnum and Inkberry are proposed in the East side yard.

On January 16, 2019 from 7-9AM and 5-7PM traffic counts were done. At the busiest hours there were 1,600-1,800 vehicles. Traffic impacts would be about 14 trips at the busiest hour in and out. Mass transit is at the corner at the intersection, 2-3 blocks from this site.

Two parking spaces per unit are required. 80% of the units are one bedroom. We are 15 spaces short. 57 spaces are proposed. We are providing 47 spaces. 18% of renters have no car, 54% have 1 car, 28% have 2 cars. He believes the 47 spaces are sufficient.

There is sufficient site distance at both driveways. ADA compliance – Bridge Plaza North is not changing. The access into the site will be compliant. We adjusted the grading design to show that a car would not bottom out. The majority of the site has 24' drive aisles. It goes to 21' at the entrance. Space for loading and unloading is at an appropriate location.

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The items in the Neglia report will be complied with.

Mr. Makroulakis stated that the dens in the two bedroom units can be turned into three bedroom units. There's not enough parking for them. You need to work with the Parking Authority.

Vice Chairman Liapes asked for questions from the Board.

Mr. Jovishoff recommended assigned spaces at no cost as a condition of approval.

Mr. Mariniello stated that the Engineer and Architect need to be present at the next meeting.

Mr. Mariniello stated that this application is carried to the meeting of April 14, 2020, no further notice necessary, time is waived for the Board to act.

ADJOURNMENT

It was moved by Mr. Makroulakis, seconded by Mr. Joh to adjourn the meeting at 9:55 p.m.

Respectfully submitted,

Linda Garofalo

Linda Garofalo
Recording Secretary

