

FORT LEE BOARD OF ADJUSTMENT

February 26, 2019

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

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

Present: Nylema Nabbie, Esq., M. Jovishoff, Phillips, Preiss, Grygiel, D. Juzmeski, Neglia Eng.

Vice Chairman Makroulakis called the meeting to order at 7:30 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 2019.

Approval of Minutes

It was moved by Mr. Conway, seconded by Mr. Liapes and passed on a vote of 6-0 by members Silver, Joh, Makroulakis, Conway, Liapes and Yook to approve the minutes of the meeting of January 15, 2019.

Memorializations

Docket #40-18, Jai Vitthal, LLC, 2300 Route 4 West, Block 6451, Lot 1, Preliminary and Final Major Site Plan – Addition to Expand Existing Breakfast Bar

Vice Chairman Makroulakis stated this memorialization is carried to the meeting of March 12, 2019.

Docket #43-18, Strategic Group, LLC, 1610 Gerome Avenue, Block 4253, Lot 3, Two-Unit Dwelling

Vice Chairman Makroulakis stated this memorialization is carried to the meeting of March 12, 2019.

Acceptance/Completeness

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Docket #7-19, Ramon & Maria Rosendo, 214 Forest Road, Block 1955, Lot 1, Single Family Dwelling

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

Docket #8-19, M & J 730 LLC, 1629 Parker Avenue & 1624 Palisade Avenue, Block 4351, Lots 6 & 11, Preliminary & Final Major Site Plan – Three (3) Story Mixed Use Shopping Center

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

Public Hearing

Docket #37-18, 1408 Fourteenth, LLC, 1408 Fourteenth Street, Block 2251, Lot 4, Preliminary and Final Major Site Plan – Three Unit Dwelling

Marc Macri stated the property is located in the R10 zone.

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

Exhibit A1-Site Plan. Mr. Martins stated the property is 75 x 100 and rectangular in shape. There is an existing two-family, 3 ½ story brick dwelling located above a garage. They are proposing to construct a 3 unit townhouse type dwelling on the property. They are working with the existing grading. The utilities are proposed to be underground.

Landscaping plan – there are no trees on the property. We are proposing a row of 6 arborvitae along the side lot lines. In addition, redbud trees are proposed on either side of the rear yard. A row of 23 yew plants are proposed within the right and left side yards, for a total of 46 yew plants. Three azaleas are to be planted at the right front corner of the property. A redbud tree is proposed in the left front corner of the property.

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

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

Mr. Cocoros stated the property goes up slightly in the back.

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Sheet A2 – Floor Plan – The basement in each unit is proposed to consist of a recreation room, powder room, utility room and a garage. The first floor of all the units is proposed to consist of a living room and dining room at the front of the unit and a powder room, open plan kitchen and family room at the rear. The second floor will consist of a master bedroom with an ensuite full bathroom and laundry at the front of the unit, and two additional bedrooms that share an additional full bathroom at the rear of the unit. The top floor is proposed to consist of an enclosed roof deck lounge with a sink and open access to the stairs to the lower levels.

Lighting will be over each garage door, on the sides, entry doors, above each sliding glass door, at the rear sliding glass doors and on the decks.

Two cars can be accommodated in each driveway, one car in each garage on the end units and 2 cars in the garage in the center unit. There is also on street parking for guests.

Vice Chairman Makroulakis 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 Makroulakis.

Exhibit A2 – Photo Board of Site and Surrounding Area

Top left-subject property

Top right-to the right

Bottom left-to the left, north

Bottom right-across the street

C variances and a use variance are required. Three units are easily accommodated on this lot. There are a number of multiple dwellings in the area. The proposal is consistent with the neighborhood. We are providing a conforming amount of parking on site.

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

It was moved by Mr. Liapes, seconded by Mr. Conway and passed on a vote of 6-0 by members Silver, Joh, Makroulakis, Conway, Liapes and Yook to grant the applicant Preliminary and Final Major Site Plan approval for a three-unit dwelling.

Docket #44-18, 2470 Seventh, LLC, 2470 Seventh Street, Block 7157, Lot 16, Two Unit Dwelling

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

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Exhibit A1-Site Plan dated December 13, 2018, 3 sheets. Mr. Martins stated the lot is 50 x 100. We propose to construct a standard duplex on the property. A cultec system is proposed in the rear yard. We will look to see if we can relocate to the front. Electric lines will be run overhead.

Landscaping – The applicant plans to remove the existing tree and shrubs in the front yard. Two redbud trees, 17 arborvitae, 17 yew and 13 juniper plants are proposed. In addition, 11 boxwoods are proposed in the planting strip.

The applicant will comply with the Neglia Engineering report.

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

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

Mr. Cocoros stated a side by side, three story, duplex dwelling is proposed.

Sheet A2-Floor Plans. The basement in each unit is proposed to include a recreation room, powder room utility room and a garage. The first floor will consist of a living room and dining room at the front of each unit and a powder room, open plan kitchen and eating area at the rear of each unit. The second floor living area in each unit will include a master bedroom with ensuite full bathroom and laundry at the front of the dwelling and two additional bedrooms, which share a full bathroom at the rear of the dwelling.

Vice Chairman Makroulakis 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 Makroulakis.

Exhibit A2-Photo Board of Site and Surrounding Area

Top left-subject property

Top right-to the right, south

Bottom left-toward the north

Bottom right-across the street

Mr. Spatz stated the property is in the R3A zone. Two D variances and 3 C variances are required. The property can support the size of the dwelling. Drainage to be handled on site. The building is consistent with the neighborhood. The property is slightly undersized. There is nothing substantially negative. We meet the objectives of the master plan.

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

It was moved by Mr. Liapes, seconded by Mr. Conway and passed on a vote of 6-0 by members Silver, Joh, Makroulakis, Conway, Liapes and Yook to grant the application approval to construct a three-unit dwelling.

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Docket #1-19, Ballente Realty, 2073 Fletcher Avenue & 2050 Edwin Avenue, Block 4455 & 4456, Lots 2 & 2, Amended Preliminary & Final Major Site Plan – 4 Unit Dwelling & Auxiliary Parking Lot

Richard Huschman stated this application is a continuation from September 2018. It was approved for a four-family residential dwelling. The applicant was able to obtain the additional parking spaces.

Michael Hubschman, Engineer and Planner, 263 S. Washington Avenue, Bergenfield was sworn in and his credentials accepted by Vice Chairman Makroulakis. Mr. Hubschman stated Exhibit A1 – parking sketch dated February 25, 2019, we are now providing four spaces. The property is overgrown at this time.

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

Mr. Ayad Nouman stated I own a four family, each tenant has two cars. My tenants receive tickets, I think this is going to cause a problem.

Mr. Hubschman stated, the applicant will give back one space and assign the space to Mr. Nouman. He will be given a license for that one space.

It was moved by Mr. Joh, seconded by Mr. Liapes and passed on a vote of 6-0 by members Silver, Joh, Makroulakis, Conway, Liapes and Yook to grant the applicant Amended Preliminary and Final Major Site Plan approval for a 4 unit dwelling and auxiliary parking lot.

Docket #4-19, Virgilio Tati, 350 McCloud Drive, Block 3053, Lot 3, Addition to Single Family Dwelling

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

Mr. Cocoros stated the dwelling was recently rebuilt. They are adding parking and a small addition.

Sheet A2- Floor Plan. The applicant proposes two separate additions to the existing dwelling. These include reconstruction of a portion of the front right side of the existing dwelling with a two-story expansion. A portion of the existing basement at the right front of the dwelling is proposed to be converted into a new basement level garage, which will replace the existing garage. In addition to the garages, the upper portion of the addition is to contain a new media room. On the right side there will be a library.

The curb cut will be 22' 9". Additional landscaping will be provided.

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Vice Chairman Makroulakis 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 Makroulakis.

Exhibit A1-Photo Board of Site and Surrounding Area

Top left-subject property

Top right-to the right

Bottom left-one building to the right

Bottom right-across the street

One D and two C variances are required. We are in the R2 zone. We are consistent with the purposes of zoning. The property can accommodate the additional FAR. Light, air and open space are not affected. There is only a slight increase in impervious coverage. There is nothing substantially negative.

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

It was moved by Mr. Liapes, seconded by Mr. Joh and passed on a vote of 6-0 by members Silver, Joh, Makroulakis, Conway, Liapes and Yook to grant the applicant approval for an addition to a single-family dwelling.

ADJOURNMENT

It was moved by Mr. Liapes, seconded by Mr. Silver to adjourn the meeting at 9:30 p.m.

Respectfully submitted,

Linda Garofalo

Linda Garofalo
Recording Secretary