

FORT LEE BOARD OF ADJUSTMENT

March 10, 2020

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

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

Present: J. Bonica, Esq., M. Jovishoff, Phillips, Preiss, Grygiel, D. Juzmeski, Neglia Eng., B. Intindola, Neglia Eng.

Vice Chairman Liapes 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 2020.

Approval of Minutes

It was moved by Mr. Makroulakis, seconded by Mr. Joh and passed on a vote of 5-0 by members Joh, Makroulakis, Conway, Liapes and Yook to approve the minutes of the meeting of February 25, 2020.

Memorializations

Docket #2-20, Inwood, LLC, 1311 Inwood Terrace, Block 1653, Lot 7, Preliminary & Final Major Site Plan – Existing Commercial Building converting to Mixed Use

It was moved by Mr. Makroulakis, seconded by Mr. Conway and passed on a vote of 4-0 by members Makroulakis, Conway, Liapes and Yook to grant the applicant Preliminary & Final Major Site Plan approval.

Acceptance/Completeness

Docket #14-20, JZS Developers, LLC, 258 Tom Hunter Road, Block 3956, Lot 8, Two Unit Dwelling

Page 2-ZBA Minutes-March 10, 2020

It was moved by Mr. Makroulakis, seconded by Mr. Conway and passed on a vote of 5-0 by members Silver, Joh, Makroulakis, Conway and Yook to deem the application complete. Vice Chairman Liapes is recused from this application. Mr. Macri, Esq. will call the Board office for a hearing date.

Public Hearing

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)

Mr. Cereste, Esq. stated we are making a contribution to the Parking Authority, there will be two exhibits tonight.

Exhibit A5-Traffic and Parking Plan dated February 24, 2020

There is a D1 and a D4 variance required.

Steven Collazuol, Engineer, 16-10 Center Avenue, Fort Lee was sworn in and his credentials accepted by Vice Chairman Liapes.

Exhibit A7-Site Plan dated August 19, 2019.

Sheet 6 shows the boundaries. The front sheet is the landscape plan. Parking is beneath the building. The area on the right will have some boxwoods.

Grading and drainage Plan, sheet 2, no major changes to the grading are proposed. There will be 8 cultec systems.

Mr. Collazuol reviewed the Neglia report. A new streetscape is proposed.

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

Mr. Jovishoff stated if you are removing one tree you should replace with one tree. Mr. Collazuol stated a tree may not survive. A payment will be made.

Mr. Juzmeski stated a planter or bollard is required.

Mr. Cocoros agreed.

Mr. Joh asked Mr. Cereste about payment to the Parking Authority. Mr. Cereste stated this is a contribution to the Municipal Trust Fund.

Louis Luglio, Traffic Engineer, 30 Montgomery Street, Jersey City was sworn in and his credentials accepted by Vice Chairman Liapes.

Exhibit A6-Aerial/Site/Turning Templates

Page 3-ZBA Minutes-March 10, 2020

Looking at the property as an art studio during the peak hours – 8:30-12:30AM, 1:00-4:00PM and 4:30-8:30PM the maximum number of students is 60. There will be 120 vehicle trips from 4-4:30PM. 80% of the students use public transportation. The vehicles would not be parking on site, only dropping off and picking up. This is not a high traffic generator. Mr. Luglio stated he reviewed the Neglia report.

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

Mr. Conway asked if there will be a warning that there's a traffic signal when exiting.

Mr. Luglio stated we can address that.

Mr. Cereste made his closing statement.

It was moved by Mr. Makroulakis, 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 & Final Major Site Plan approval.

Docket #8-20, Demetrios Stamboulos, 466 Jane Street, Block 3654, Lot 5, Preliminary & Final Major Site Plan – Approved Three Unit Dwelling – Site Plan Expiration

Mr. Macri, Esquire stated we appeared before this Board on April 18, 2018. Mr. Staub, the applicant at that time has passed away.

Steven Collazuol, Engineer, 16-10 Center Avenue, Fort Lee was sworn in and his credentials accepted by Vice Chairman Liapes.

Mr. Collazuol stated Sheet #2 Jane Street is now being improved to service the property in a better way. There is some new grading on the right corner. In the rear there are grade changes. The Neglia report will be complied with.

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

Mr. Makroulakis asked to the exit on Main Street. He's concerned with the traffic from this building and the one across the street.

Mr. Macri stated this is a two-way in and out on Jane Street.

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

Mr. Cocoros stated this is a three unit dwelling. It is an all brick structure. This is the same plan with modifications.

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

Page 4-ZBA Minutes-March 10, 2020

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

Exhibit 1 – Photo Board of Site and Surrounding Area

Top left-subject property

Top right-to the right

Bottom left-to the left

Bottom right-across the street

We need variances for FAR, building height, D variances are required. We meet the purposes of zoning. The property can support the FAR. Drainage facilities are being provided. We are consistent with the height in the neighborhood. We are similar in setback with what currently exists on the property. We exceed the coverage by approximately 600 square feet. The positive impact far outweighs anything negative.

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

It was moved by Mr. Makroulakis, 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 & Final Major Site Plan approval.

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

Mr. Cereste stated this is an application for a two-family dwelling.

Steven Collazuol, Engineer, 16-10 Center Avenue, Fort Lee was sworn in and his credentials accepted by Vice Chairman Liapes.

The site plan shows the 200 foot radius circle. Sheet 6 is a boundary survey.

The site is rectangular in shape. There is a large duplex to the left.

Exhibit A6-Landscape plan rendered in color. The driveways are 16 feet wide with a planting strip in between. A section of the wall in the rear will be replaced.

Sheet 2-Storm Management-There are 4 cultec systems proposed, two in the driveways and two in rear yards.

Mr. Collazuol reviewed Mr. Jovishoff's report.

Mr. Makroulakis is concerned with the wall on the East side.

Mr. Collazuol reviewed the Neglia report.

Page 5-ZBA Minutes-March 10, 2020

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

John Tsieu stated we are backyard neighbors. He asked how long will the construction take?

Mr. Collazuol responded four to twelve months.

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

Exhibit A2-dated December 10, 2019, Sheets A1 and A2

We are proposing a side by side two family dwelling with three levels, three bedrooms on each side. This will have a modern look with stucco by the side bay windows. Residential type lighting fixtures will be used.

Sheet A2-Architectural layout

The basement will consist of a recreation room, utility room, powder room, four closets and stairs to the upper floors.

The first floor living area in both units is proposed to consist of a living room and dining room at the front of the dwelling, and an open plan kitchen/eating area combination, pantry and powder room at the rear of the dwelling.

The second floor living area in each unit is proposed to have a total of three bedrooms, including a master bedroom with a laundry area at the front of the dwelling and two bedrooms that share a second full bathroom at the rear of the dwelling.

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

Exhibit A3-Photo Board of Site and Surrounding Area

Top left-subject property

Top right-to the right

Bottom left-to the left

Bottom right-across the street

Mr. Spatz stated we are in the R2 zone. We need two D variances and several C variances. This proposal is consistent with the neighborhood. The house is an older home. The FAR can be handled on this property. A conforming amount of parking is being provided. The positive impact outweighs anything that can be considered negative.

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

It was moved by Mr. Makroulakis, 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 approval to construct a Two Family Dwelling.

Page 6-ZBA Minutes-March 10, 2020

Docket #7-20, Aiyong Nam, 2133-2135 Linwood Avenue, Block 5153, Lot 2, Two Family Driveway Expansion

Mr. Cereste stated the driveway grass medium is 25 feet side. The applicant would like to increase the driveway to 18-20 feet. There are three minor variances.

Steven Collazuol, Engineer, 16-10 Center Avenue, Fort Lee was sworn in and his credentials accepted by Vice Chairman Liapes.

Mr. Collazuol stated the survey is on sheet 3. The lot is large.

Exhibit A1-site plan

Exhibit A2-two photographs

Exhibit A3-site plan, colorized

There will be a 7 foot planting strip in between the driveways. Shrubs will be placed in the planting strip. One tree to remain. The existing pavers are to remain.

The items in Mr. Juzmeski's report will be addressed.

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

It was moved by Mr. Conway, seconded by Mr Makroulakis and passed on a vote of 6-0 by members Silver, Joh, Makroulakis, Conway, Liapes and Yook to grant the applicant approval to construct a Two-Family Driveway Expansion.

Docket #9-20, 514 Main Street Fort Lee, LLC, 514 Main Street, Block 3655, Lot 3, Preliminary & Final Major Site Plan – Five Story, Self-Storage Facility

Vice Chairman Liapes stated this application is carried to the meeting of March 24, 2020. No further notice is required, time is waived for the Board to act.

ADJOURNMENT

It was moved by Mr. Joh, seconded by Mr. Conway to adjourn the meeting at 9:27 p.m.

Respectfully submitted,

Linda Garofalo

Linda Garofalo
Recording Secretary

