

FORT LEE BOARD OF ADJUSTMENT

March 26, 2019

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

Absent: J. Silver, D. Conway, F. Yook, D. Starace, D. Sugarman

Present: J. Mariniello, Jr., Esq., M. Jovishoff, Phillips Preiss Grygiel Leheny Hughes LLC, P. Carberry, Neglia Engineering Associates

Vice Chairman Makroulakis called the meeting to order at 7:35 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: On November 27, 2018 this Body, by Resolution, adopted a Schedule of Regular Public Meetings for 2019. 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 2019 to cover the cost of mailing.

Approval of Minutes

It was moved by Mr. Joh, seconded by Mr. Liapes and passed on a vote of 3-0 by members Joh, Liapes and Makroulakis to approve the minutes of the meeting of March 12, 2019. Mr. Nitti and Mr. Yook abstained from the vote.

Memorializations

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

It was moved by Mr. Joh, seconded by Mr. Liapes and passed on a vote of 4-0 by members Joh, Liapes, Yook and Makroulakis to grant the applicant approval to construct a Three-Unit Dwelling.

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

Vice Chairman Makroulakis stated this memorialization is carried to the meeting of **April 9, 2019.**

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

It was moved by Mr. Liapes, seconded by Mr. Joh and passed on a vote of 4-0 by members Joh, Liapes, Yook and Makroulakis to grant the applicant approval to construct an Addition to a Single Family Dwelling.

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. Joh and passed on a vote of 3-0 by members Joh, Liapes and Makroulakis to grant the applicant approval to construct a Single Family Dwelling.

Acceptance/Completeness

Docket #11-19, Han Kim & Yung Kim, 2408 Hammett Avenue, Block 6959, Lot 19, Preliminary & Final Major Site Plan – Three-Unit Dwelling

Vice Chairman Makroulakis stated this acceptance/completeness application is being carried to the meeting of **April 9, 2019**.

Public Hearings

Docket #42-18, 2130 Center Avenue, LLC, 2130 Center Avenue, Block 5952, Lot 1, Preliminary & Final Major Site Plan – 8-Story, 64-Unit Residential Development

Vice Chairman Makroulakis stated this public hearing application is being carried to the meeting of **April 23, 2019**. **No further notice is necessary.**

Docket #5-19, Smile Building, LLC, 1440 Bergen Boulevard, Block 2752, Lot 8, Preliminary & Final Major Site Plan – Expansion of Auto Body Repair Shop

Vice Chairman Makroulakis stated this public hearing application is being carried to the meeting of **April 23, 2019**. **No further notice is necessary and time is waived.**

Docket #2-19, HLC Development, LLC, 1629-1635 John Street, Block 3653, Lots 4 & 5, Minor Subdivision & Two (2), Two-Unit Dwellings

Mr. Saverio Cereste, Esq., representing the applicant, stated the two properties total 10,000 sq. feet and are South West on Jane and John Street. There is a total of four units currently between the two properties, 1635 is a three-family dwelling and 1629 is a single family. The applicant is looking to demolish both existing buildings and build two duplexes. This would be four units to four units. They are also looking to reorient the buildings to face Jane Street from John Street. Each lot is 5,000 sq. feet. Most of John Street contains two-family dwellings even though it is an R2 single family zone. The R5 zone is located to the west, the C2 zone to the north and the DPW

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is located on that block as well. It is unusual because there are commercial, residential and municipal uses very close together. There is are two D variance need, use and density. There will be six parking spaces for each unit and the floor plans are typical of a duplex.

Mr. Cereste stated the following exhibits are being shown this evening:

Exhibit A-1 – Site Plan by Collazuol Engineering & Surveying Associates, LLC, dated October 8, 2018, with revisions through March 11, 2019

Exhibit A-2 – Architectural Plans by Vassilios Cocoros, dated August 18, 2018, with revision through December 7, 2018

Exhibit A-3 – Photo Board by David Spatz

Exhibit A-4 – 6 Photos of the sites and surrounding areas that were submitted as part of the packet

Steve Collazuol, 1610 Center Avenue, Fort Lee. Mr. Collazuol was sworn in and his credentials accepted as an engineer by Vice Chairman Makroulakis.

Mr. Collazuol stated that Sheet 2 of the engineering plans shows the existing conditions. The lots are at the corner of Jane and John Streets which are South West. Each lot is 50'x100'. Jane Street is a two-way street but dead ends and John Street is a two way street. The western boundary is the R5 Zone, C2 Zone is down the street and half way down Main Street is the C5 Zone. Sheet 3 is the topographical survey. There is 50 feet frontage on John Street and 100 feet on Jane Street. For 1635 John Street there is currently a brick and frame building facing John Street with the garage on Jane Street. For 1629 John Street there is a brick and fame building that faces on John Street. The sight slopes to the north. Lots 2 & 3 are also held by the owner but are not part of this application. The current grade goes east to west.

Mr. Makroulakis questioned if you could put a driveway on the lot, not part of this application, to accommodate guest parking.

Mr. Collazuol stated this could be done.

Mr. Collazuol stated that Sheet 4 shows the lot line between the properties east to west. The new lines would be going north to south. Each lot would be 4,999 sq. feet, after the subdivision, due to the configuration of the streets. This would require a variance of 1 sq. foot each for the minor subdivision. These are typical duplexes. They have separate driveways with a planting strip down the middle. There are decks out to the rear, and the entrances are located on the sides. The utilities will come from Jane Street and there is a drainage system proposed for each property with seepage pits. There are no walls required for this development, the exiting walls will be removed and the grades will match John Street.

Mr. Collazuol stated that **Exhibit A-5 – Colorized Landscape Plan** is Sheet 6. It shows that the site is surrounded by arborvitae on John Street and the southerly portion of the lot. Boxwoods are shown between the two residences and the end of the lot. There will be new sidewalks, curbing and a new ADA ramp on the corner. There are no issues with the sight triangle, which we will demonstrate. Two steps touch in the triangle but are low and the plants are low enough to not

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obstruct. There are no trees to be removed and no new trees to be planted. We can place additional plantings in the street corner as long as they are low enough. We will make the plantings continuous. There are no issues in Mr. Jovishoff's report that we cannot address. There will be no additional runoff that will disburse onto the other properties.

Mr. Joh questioned if there was a 3 foot side yard setback.

Mr. Collazuol differed to Mr. Cocoros.

Mr. Carberry questioned if there was anything in the report prepared by Neglia Engineering that could not be addressed.

Mr. Collazuol stated no, everything could be addressed.

Marios Hatzikyriakou, 500 Jane Street, Fort Lee questioned if the second application for the adjacent R5 properties could be addressed.

Mr. Mariniello stated that it has to be a question for the engineer on only the properties that are being spoken about this evening, unless Mr. Cereste would like to address this now.

Mr. Cereste stated that they are study the area and properties and they are aware that there is no street parking in the area. It is being reviewed.

Mr. Hatzikyriakou questioned if there is 8 feet between the two buildings adjacent to the R5 lot.

Mr. Collazuol stated that the line shows the building envelope line not the building line. It is 6.5 feet and the back is 15 feet not 25 feet. The envelope is found based on the bulk requirements.

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

Mr. Cereste asked Mr. Cocoros to describe the home.

Mr. Cocoros stated that the duplex on lot 5.01 would be 480 Jane Street. The house is 37 feet wide by 60 feet deep. The left staircase was moved to the side and back due to the sight triangle and to maximize the view on the corner. It is a three level, all brick structure. It states on the zoning schedule that it is three stories, but it is actually two and a half stories due to the average grade. The application can be amended to eliminate the height variance. The driveway can also be reduced to accommodate the larger planting strip. There are two parking spots at the front of each unit. The building from the rear has a two and a half story appearance. There are no side doors, only rear sliding doors. Sheet A2 shows the floor plan. The basement contains the garage, a powder room, a utility room, a home office and a recreation room. The first floor contains a living room, a dining room, a powder room, a kitchen and a family room. The second floor contains a master bedroom and master bathroom, a laundry area, two additional bedrooms and

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full bathroom. The outside will be brick and stucco with precast windows. The lighting is residential type lighting over each garage door, entry door, back sliding door and off the deck.

Mr. Cocoros reviewed Mr. Jovishoff's letter stated they could comply and stated that the variances for 5.01 were minimum lot area (due to the property being a slight parallelogram), minimum lot area per unit, maximum lot coverage, minimum rear yard – 25% of lot depth, minimum side yard, minimum side street yard, minimum side yard – both, maximum height first floor to grade plane, maximum horizontal eve height, maximum building height (which we will be eliminating), FAR and minimum garage door setback. Also, number of driveways and driveway widths.

Mr. Joh questioned if the John Street side yard was 6' 11" and 7/8ths.

Mr. Cocoros stated it's not exactly seven feet because it was not exactly square.

Mr. Liapes questioned if this was a 60 foot house on a 100 foot lot.

Mr. Cocoros stated yes.

Mr. Cocoros stated that for lot 4.01, the interior lot on Jane street, there is the same configuration and same footprint. The planting strip could also be widened on this lot as well. This one is a two and a half story configuration as well and the height can be made to comply also. The rear of this building is buried into the ground. It has the same floor plan as lot 5.01.

Mr. Cocoros reviewed Mr. Jovishoff's letter stated they could comply and stated that the variances for 4.01 were minimum lot area (due to the property being a slight parallelogram), minimum lot area per unit, maximum lot coverage, minimum rear yard – 25% of lot depth, minimum side yard, minimum side yard – both, maximum height first floor to grade plane, maximum horizontal eve height, maximum building height (which we will be eliminating), FAR and minimum garage door setback. Also, number of driveways and driveway widths.

Mr. Makroulakis questioned if the same thing was being done with the roof on this lot as it was on lot 5.01.

Mr. Cocoros stated yes.

Mr. Jovishoff questioned if both landscaping planting strips (on each lot) were being increased.

Mr. Cocoros stated yes.

Mr. Liapes questioned why the house is 60 feet on a 100 foot lot.

Mr. Cocoros stated that the applicant, given the location, wanted to make it more enticing for the buyer.

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Marios Hatzikyriakou, 500 Jane Street, Fort Lee questioned if the length was common.

Mr. Cocoros stated that usually they are 56 feet deep.

Mr. Hatzikyriakou questioned if the adjacent two-story brick dwelling is right on the property line and what is the distance from the staircase.

Mr. Cocoros stated that it is about 3 ft 2 in. from the actual property. The code requires over 3 feet.

Mr. Hatzikyriakou questioned what would happen if this applicant sold the other two lots. The side yards could be extremely close.

Mr. Cocoros stated that they would need a variance as well.

Mr. Hatzikyriakou questioned what the sequence of the construction would be and if they would use the vacant property next door to lay down materials on. He stated it was already a mess next door and not properly maintained.

Mr. Cocoros stated he would need to speak with the contractor about the sequencing. He does not handle that.

Mr. Cereste advised Mr. Hatzikyriakou to give him his phone number and they would be in touch to give him a better understanding.

Mr. Hatzikyriakou questioned how many parking spots there were.

Mr. Cocoros stated three per unit, two in the driveway and one in the garage plus storage area.

Mr. Hatzikyriakou questioned if there were side exits or pathway to the backyard.

Mr. Cocoros stated no.

Mr. Liapes stated that the length of the house needs to be reduced.

Mr. Nitti agreed.

Mr. Cereste asked for a brief recess to see where his Planner was.

Mr. Cereste stated his Planner was at least 20 minutes away. They would like to carry the meeting so that they could address some of the Board's concerns.

Mr. Mariniello agreed. He stated there was no Planner and only five voting members along with multiple changes that needed to be made to the plans. We will carry it to the meeting of April 23rd.

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Mr. Hatzikyriakou questioned if there should also be a pathway to the back in case and if this was common to not have.

Mr. Mariniello stated that he should discuss that on the side with Mr. Cocoros.

Mr. Hatzikyriakou questioned since they were adjacent to the properties that were vacant if they could be cleaned up.

Mr. Cereste stated of course, and they would talk after the meeting.

Mr. Jovishoff for the conditions to both properties that were spoken about during this hearing would be reflected in the revised plans.

Mr. Cereste stated yes.

Mr. Marinello stated that this application would be carried to the meeting of April 23rd. No further notice necessary and time was waived.

ADJOURNMENT

It was moved by Mr. Joh, seconded by Mr. Liapes to adjourn the meeting at 8:43 p.m.

Respectfully submitted,

Christen S. Trentacosti

Christen S. Trentacosti
Recording Secretary