

## **FORT LEE BOARD OF ADJUSTMENT**

**April 9, 2019**

**Present:** J. Nitti, J. Silver, H. Joh, G. Makroulakis, D. Conway, H. Liapes, F. Yook, D. Starace, D. Sugarman

**Absent:**

**Present:** J. Mariniello, Jr., Esq., M. Jovishoff, Phillips Preiss Grygiel Leheny Hughes LLC, D. Juzmeski, Neglia Engineering Associates

**NOTICE OF MEETING:** The 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. Makroulakis, seconded by Mr. Liapes and passed on a vote of 4-0 by members Nitti, Joh, Makroulakis and Liapes to approve the minutes of the meeting of March 26, 2019. Mr. Silver, Mr. Conway and Chairman Sugarman abstained from the vote.

### **Memorializations**

**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**

Chairman Sugarman stated this memorialization is carried to the meeting of **April 23, 2019**.

### **Acceptance/Completeness**

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

It was moved by Mr. Joh, seconded by Mr. Liapes and passed on a vote of 7-0 by members Nitti, Silver, Joh, Makroulakis, Conway, Liapes and Sugarman to deem the application complete. Outstanding items to be submitted prior to public hearing. Mr. Alampi was given a public hearing date of May 14, 2019.

**Public Hearings**

**Docket #3-19, ARS Architectural; Design & Trade LLC, 1637 Maple Street, Block 6959, Lot 3, Two-Unit Dwelling**

Chairman Sugarman announced that this application was not noticed for, nor did the applicant comply with the requirements of providing the proper documentation to the Board before the hearing date, therefore the applicant will be sent back before the Board for completeness. The Board Secretary will notify the applicant with a new acceptance/completeness date.

**Docket #6-19, JEM Associates, 175 Bridge Plaza North, Block 6151, Lot 11, Minor Site Plan – LED Billboard Sign**

Chairman Sugarman announced that Mr. Nitti, Mr. Silver, Mr. Yook and himself have read the transcript, signed affidavits and are eligible to vote on this evening's application.

Mr. Carmine Alampi, Esq., representing the applicant, stated that he provided the transcript to the Board for those that were not in attendance at the prior hearing. The billboard will be reduced in size by 33% but it will be converted to LED. It will be an improvement. The existing billboard has been in its location for about 60 years, out on Bridge Plaza.

Mr. Makroulakis asked as to the ability for the sign to be used for activities in town if requested.

Mr. Alampi stated that they would be willing to cooperate.

Chairman Sugarman stated he has a problem with that because of the prior application for a LED billboard on Route 4. They said they would do the same, but I believe that amber alerts or public service announcements are very different. I do not think that we want 300,000 people seeing that Fort Lee is having a tree lighting.

Mr. Starace asked how many times the billboard changes in 24 hours.

Mr. Alampi stated I'm not sure, it changes every 8 seconds.

Mr. Mariniello stated that the client may accommodate the town at times but that cannot be part of the decision of this Board. No specific requests or promises can be made to the town.

Mr. Yook stated that Mr. Simoff stated it would be inherently beneficial and I believe this falls into that category but I understand the Chairman's position.

It was moved by Mr. Makroulakis, seconded by Mr. Conway and passed on a vote of 7-0 by members Nitti, Silver, Joh, Makroulakis, Conway, Liapes and Sugarman to approve the application for a Minor Site Plan of an LED Billboard Sign.

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Prior to Chairman Sugarman voting he stated that he is not a fan of these LED billboards usually. Having read the transcripts and the NJDOT review that will happen, he finds in favor of this application. He stated that there will most likely be more applications like this but they each stand on their own merit.

**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**

Mr. Joh recused himself for this application. Mr. Yook will be a voting member.

Mr. Saverio Cereste, Esq., representing the applicant, stated this is a request for a mixed-use building. It runs from Palisade Avenue through to Parker Avenue, approximately 13,500 square feet in area. The properties are located in the C-2 Zone and this is a permitted use. First floor is 7,200 square feet of retail space, second floor is 6,000 square feet of restaurant space, 60 total seats, and third floor is 4,000 square feet of office space. Parking for the site is exceeded. It is consistent with the neighborhood scheme. “D” variances are required for the FAR and for the Height.

Mr. Cereste stated the following exhibits:

**Exhibit A-1 – Site Plan by Collazuol Engineering & Surveying Associates, LLC, dated February 7, 2018, with revisions through March 11, 2019**

**Exhibit A-2 – Architectural Plans by Taeik Kim, dated June 25, 2018, with revisions through March 22, 2019**

**Exhibit A-3 – Photo Board by of 4 Photos by David Spatz**

**Exhibit A-4 – Traffic Report prepared by Louis Luglio**

**Exhibit A-5 – 4 Photos of the sites and surrounding areas that were submitted as part of the packet**

**Exhibit A-6 – Photo perspectives of new building**

**Exhibit A-7 – Photo perspectives of new building at Palisade Avenue**

**Exhibit A-8 – Photo perspectives of new building at Parker Avenue**

**Exhibit A-9 – Taeik Kim summation of photo packet**

Taeik Kim, 2029 Lemoine Avenue, Fort Lee, was sworn in as an architect.

Mr. Kim stated the lot is irregular and the total length of the property is less than 200 feet. The building height will remain around the same. The building across the street is more than a three-story building. Exhibit A6 shows all of the different uses in the area. This project is mixed so it mixes together well. There are three different floors. First floor is 7,200 square feet of retail space, second floor is 6,000 square feet of restaurant space, 60 total seats, and third floor is 4,000 square feet of office space. The basement has 25 parking spaces with three tandem. There are two entrances, one on Parker and one on Palisade. The first floor has two access points. The overall project is 20,000 square feet.

**Exhibit A-10 is Taeik Kim’s Architectural Plans - Sheet A3 – which has been colorized.**

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Parking is only accessible from Palisade Avenue since the site slopes to Parker. The building is modern, and the veneer is porcelain tile. The HVAC units are located on the roof top. There is a parapet that will block the units. The lighting consists of wall sconces and bollards.

Mr. Makroulakis questioned if the units on the roof were ac and heat combined.

Mr. Kim stated he was not sure yet.

Chairman Sugarman asked if there was a mechanical room in the building.

Mr. Kim stated there was.

Chairman Sugarman stated that the plan needs to be revisited and reworked before the Board would vote on it. You do not have a finished plan.

Mr. Conway asked as to the egress on Parker Avenue.

Mr. Kim stated there were only 4 parking spaces.

Mr. Jovishoff stated that the parking was based on a deduction of 1,000 square feet per use, not tenant. If says seven tenants. This needs to be a condition of approval or it could change the parking requirement.

Mr. Cereste stated they would make it a condition.

Mr. Jovishoff questioned how the parking would be controlled for the employees.

Mr. Cereste stated they would be parking in municipal lots not there.

Mr. Juzmeski asked if there was going to be a transformer and if it could be accommodated.

Mr. Kim stated unless there was a medical tenant going in, there would be no need for one, but it could be accommodated if there is a need.

Chairman Sugarman stated that the Board needs a finalized plan. If there were to be medical offices in the building it would change the parking and numbers. The Board will not vote on a concept.

Mr. Jovishoff stated the parking is only based on non-residential in this zone. It is specific as to professional offices not medical offices. It will be researched on how the Board has voted in the past on medical vs. professional offices.

Steve Collazuol, 1610 Center Avenue, Fort Lee, was sworn in as an engineer.

Mr. Collazuol stated that Parker Avenue is a larger site than Palisade Avenue. They make L shaped properties to make one site. The total site is approximately 13,500 square feet. The

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project is located in the C-2 Zone and the Historic District. The grade drops from Parker Avenue to Palisade Avenue about 7 feet across the site. There is one main entrance from Palisade Avenue going down to the basement. At grade there are four spots on Parker Avenue with a two-way driveway. There are steps to a terrace and the first floor. The variances requested are minimum side yard, minimum rear yard, maximum building height, FAR, minimum distance of off-street parking to side or rear lot line, parking in front yard, off-street parking screened, building height to neighboring structures, vertical articulation, roof cornice, horizontal articulation, ground level windows and cornice line. There are also various waivers for design standards requested. The total for the building is 20,200 sq. feet.

Mr. Collazuol reviewed the grading and drainage plan on both Parker & Palisade Avenues, as well as the trash area and two ADA spaces.

Mr. Makroulakis asked if Parker Avenue could be opened up to have cars come out.

Mr. Collazuol stated it was too drastic of a grade change.

Mr. Conway asked if the entrance could be made on Parker.

Mr. Collazuol stated you would lose four spaces.

Mr. Conway stated he was concerned that cars would have to go south across traffic and vice versa to get in and out of the building.

Mr. Collazuol stated he would leave that answer to the traffic engineer.

Mr. Liapes asked as to the garage height being 7'6" and how the garbage would be able to be picked up. He was concerned they would have to stop on Palisade Avenue to pick it up.

Mr. Cereste stated they would be using private carting.

Mr. Liapes stated that he could not see that considering there is 60 seats of restaurant use proposed besides the retail and office space.

Mr. Silver questioned what the standard truck size is.

Mr. Collazuol stated less than the 7'6".

Chairman Sugarman stated you cannot lift a dumpster at 6 ½ feet.

Mr. Collazuol showed **Exhibit A-11 – Colorized landscape plan**. He stated that they could add an additional two trees in the corners of the property.

Mr. Nitti asked how Cardinali Square gets their trash and deliveries.

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Mr. Collazuol stated he would look into it.

Mr. Conway questioned where the food delivery would get unloaded.

Mr. Collazuol stated the basement.

Mr. Conway questioned how it would fit.

Mr. Silver asked as to the size of the restaurant.

Mr. Collazuol stated it is 6,000 square feet, 60 seats.

Mr. Silver stated that food delivery trucks can be on the larger side and those trucks would have to double park.

Mr. Cereste stated he would like to address the Board's concerns and come back.

Chairman Sugarman stated that this application would be carried to the meeting of May 14, 2019. No further notice necessary and time was waived.

**Docket #9-19, GPC Homes, LLC, 1138 Fourteenth Street, Block 1051, Lot 9, Amendment to Two-Unit Dwelling Approval**  
**&**  
**Docket #10-19, GPC Homes, LLC, 1144 Fourteenth Street, Block 1051, Lot 10, Amendment to Two-Unit Dwelling Approval**

Chairman Sugarman announced that these two applications will be carried to the meeting of May 14, 2019. No further notice necessary and time is waived.

**ADJOURNMENT**

It was moved by Mr. Joh, seconded by Mr. Silver to adjourn the meeting at 9:24 p.m.

Respectfully submitted,

Christen S. Trentacosti

Christen S. Trentacosti  
Recording Secretary