

# **FORT LEE BOARD OF ADJUSTMENT**

**April 23, 2019**

**Present:** J. Silver, H. Joh, G. Makroulakis, D. Conway, H. Liapes, D. Sugarman

**Absent:** J. Nitti, F. Yook, D. Starace

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

Chairman Sugarman called the meeting to order at 7:35 p.m.

**NOTICE OF MEETING:** The 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. Makroulakis, seconded by Mr. Liapes and passed on a vote of 6-0 by members Silver, Joh, Makroulakis, Conway, Liapes and Sugarman to approve the minutes of the meeting of April 9, 2019.

## **Memorializations**

**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

Chairman Sugarman stated this memorialization is carried to the meeting of May 14, 2019.

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

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It was moved by Mr. Makroulakis, seconded by Mr. Silver and passed on a vote of 6-0 by members Silver, Joh, Makroulakis, Conway, Liapes and Sugarman to grant the applicant Minor Site Plan approval.

**Acceptance/Completeness**

**Docket #12-19**, 2400 Apartment Corporation, 2400 Hudson Terrace, Block 7159, Lot 7, Preliminary & Final Major Site Plan – Amenity Addition onto the Existing Plaza

It was moved by Mr. Silver, seconded by Mr. Makroulakis and passed on a vote of 6-0 by members Silver, Joh, Makroulakis, Conway, Liapes and Sugarman to deem the application complete.

**Docket #13-19**, 2148 Linwood LLC, 260 Myrtle Avenue, Block 6755, Lot 9, Two Unit Dwelling

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 Sugarman to deem the application complete.

**Docket #14-19**, Robert Place Realty, LLC, 1545 Route 46 West, Block 2651, Lot 2, Preliminary & Final Major Site Plan – 105 Unit, Assisted Living Building

It was moved by Mr. Silver, seconded by Mr. Liapes and passed on a vote of 6-0 by members Silver, Joh, Makroulakis, Conway, Liapes and Sugarman to deem the application complete.

**Public Hearing**

**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  
Mr. VanEck entered his appearance representing Regency Coop Corporation.  
Jason Tuvel, representing the applicant stated this property has been vacant for some time.  
There are C & D variances. Micro units are proposed.

Anthony Garrett, Architect, 161 Main Street, Ridgefield Park was sworn in and his credentials accepted by Chairman Sugarman. This is a narrow lot. The property is in the R7 zone. C4 – Site Plan dated March 14, 2019, ground floor at main entry. There are 21 parking spaces on the deck. There will be someone on site to move the vehicles. The front yard setback is a minimum of 3 feet 9 inches. There are 24 parking spaces on the upper level proposed and 26 on the lower level.

Exhibit A1 – series of 2 photographs

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Exhibit A2 – building materials

Exhibit A3 – aluminum and glass sample

Exhibit A4 – screening for A/C unit

Sheet A1 of 2 – dated December 21, 2018 shows the 7<sup>th</sup> floor planting area, facing SE of the building. There is a common living area, dining area, small fitness center, work space, 4 units, and studios in the penthouse.

Exhibit A5 – Photo array of various furniture in the unit, these are furnished units. There are no stoves for cooking in the units.

There will be a trash area on each floor that goes to the trash chute to the main level.

Chairman Sugarman asked for questions from the Board.

Mr. Jovishoff asked what is the actual height of the building.

Mr. Tuvel responded he will advise at the next meeting.

Mr. Jovishoff asked what are the landscaping materials to be used.

Mr. Tuvel stated he will advise at the next meeting.

Mr. Jovishoff asked how will the kitchen area be vented.

Mr. Tuvel stated he will advise at the next meeting.

Mr. VanEck asked where will passenger pick up and drop off take place.

Mr. Garrett stated 1 or 2 spaces will be designated.

Mr. VanEck asked will there be a doorman.

Mr. Garrett stated no, a superintendent.

Mr. VanEck asked will there be mechanical exhaust.

Mr. Garrett stated yes.

Mr. Van Eck asked will a car be able to park in space 19.

Mr. Garrett stated yes, they can back in.

Mr. VanEck asked is it going to be easy to park in spaces 1 and 24.

Mr. Garrett stated, no, not easy.

Mr. VanEck will larger vehicles be able to use the garage.

Mr. Garrett, yes the upper level.

Mr. VanEck will there be exhaust in the generator room.

Mr. Garrettt yes, it will not go north.

Mr. VanEck did you calculate FAR.

Mr. Garrett yes, the engineer did.

Mr. VanEck asked are there bike lanes in Fort Lee.

Mr. Garrett yes, on Hudson Terrace.

Mr. Tuvel asked for the meeting to be carried to **June 11, 2019**. Chairman Sugarman stated no further no further notice is necessary and time is waived for the board to act.

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**Docket # 2-19**, HLC Development, LLC, 1629-1635 John Street, Block 3653, Lots 4 & 5, Minor Subdivision & Two (2), Two-Unit Dwellings  
(continued from the public hearing of March 26, 2019)

Saverio Cereste, representing the applicant, stated the building has been reduced in length from 60 feet to 56 feet. The rear yard has been reduced also. These are in the R3 zone. The proposal is to replace 4 units with 4 units.

Lisa Phillips, Planner, 1200 Avalon Way, Bloomingdale was sworn in and her credentials accepted by Chairman Sugarman.

The property is presently developed with two dwellings. This is a 10,000 square foot property. There are almost all two family dwellings in the area.

Exhibits:

- A1-Site Plan of Collazuol Engineering & Surveying Assoc., LLC dated 10/8/18, revised 3/11/19
- A2(a)-Architectural Plan of Vassilios Cocoros, R.A. dated 8/18/18 – 480 Jane Street
- A2(b)-Architectural Plan of Vassilios Cocoros, R.A. dated 8/18/18 – 486 Jane Street
- A3 Photographs of David Spatz, P.P. (4 photographs)
- A4 Photographs of Saverio Cereste, Esq. (6 photographs)
- A5(a) Architectural Plan of Vassilios Cocoros R.A. dated April 11, 2019 – 480 Jane Street
- A5(b) Architectural Plan of Vassilios Cocoros R.A. dated April 11, 2019 – 486 Jane Street

Exhibit A3 – Photo Board of Site and Surrounding Area

- Upper left-site on Jane Street
- Upper right – to the west
- Bottom left-facing both dwellings
- Bottom right-adjacent property

A use variance is required. Two D variances and several C variances are required. Maximum building coverage has been reduced. This neighborhood is very mixed. The FAR can be accommodated. Drainage can be contained on site. All the lots are fully developed.

Chairman Sugarman asked for questions from the Board the public.

Mario Hatzikyriakou asked what is the new roof height.

Mr. Phillips stated 22 feet.

Exhibit A5-Vassilios Cocoros, Architect, 467 Sylvan Avenue, Englewood Cliffs was sworn in and his credentials accepted by Chairman Sugarman.

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The roof was lowered to 27 feet 11 inches. The building footprint has been reduced. The planting strip will be 3 feet wide. The building coverage is down to 48.31%.

Chairman Sugarman asked for questions from the Board, the public.

Mr. Jovishoff asked to the driveway widths.

Mr. Cocoros stated they both will be 16 feet.

Mr. Jovishoff stated we have not received any drainage calculations. This is required.

Mario Hatzikyriakou, 500 Jane Street, asked is the building coverage 48.31%?

Vassilios Cocoros stated Lot 4.01 – 2,267 sq. feet – 45.35%  
Lot 5.01 – 2,251 sq. feet – 45.03%

Mario Hatzikyriakou stated he would like the property to be complimentary to the surrounding area. It is currently an eyesore.

It was moved by Mr. Makroulakis, seconded by Mr. Liapes and passed on a vote of 5-0 by members Silver, Joh, Makroulakis, Liapes and Sugarman to grant the applicant Minor Subdivision approval.

**Docket # 5-19**, Smile Building, LLC, 1440 Bergen Boulevard, Block 2752, Lot 8,  
Preliminary & Final Major Site Plan – Expansion of Auto Body Repair Shop  
Chairman Sugarman stated this application is carried to the meeting of May 28, 2019.

**ADJOURNMENT**

It was moved by Mr. Silver, seconded by Mr. Liapes to adjourn the meeting at 10:05 p.m.

Respectfully submitted,

Linda Garofalo

Linda Garofalo  
Recording Secretary