

FORT LEE BOARD OF ADJUSTMENT
April 25, 2023

Present: H. Liapes, J. Nitti, D. Conway, H. Joh, S. Tropea, L. Pacheco, J. Luppino, D. Sugarman

Absent: E. Hong

Also Present: J. Mariniello, Jr., Esq., D. Juzmeski, Neglia Eng.

Chairman Sugarman called the meeting to order at 7:34 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:

On November 29, 2022 this Body, by Resolution, adopted a Schedule of Regular Public Meetings for 2023. 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 Web Site and 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 Web Site and filed with the Borough Clerk.

Copies have been mailed to all persons who have prepaid the \$35.00 fee fixed for the year 2023 to cover the cost of mailing.

Approval of Minutes

It was moved by Mr. Liapes, seconded by Mr. Conway and passed on a vote of 7-0 by members Liapes, Conway, Joh, Tropea, Pacheco, Luppino and Sugarman to approve the minutes of the meeting of April 11, 2023.

Memorializations

Docket #1-23, Brian Swatek & Alyssa Brignola, 1164 Fifteenth Street, Block 1055, Lot 6, Addition to Single Family Dwelling

Chairman Sugarman stated this memorialization is carried to the meeting of May 9, 2023.

Docket #31-22, Gerald & Jilian Calabrese, 262 Harmon Avenue, Block 2356, Lot 4, Pool & Rear Yard Landscape

It was moved by Mr. Liapes, seconded by Mr. Tropea and approved on a vote of 7-0 by members Liapes, Conway, Joh, Tropea, Pacheco, Luppino and Sugarman to grant the applicant approval to construct a Pool & Rear Yard Landscape.

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Acceptance/Completeness

Docket #14-23, Andreas & Susan Meyer, 431 Jane Street, Block 4057, Lot 13, Addition to Single Family Dwelling

It was moved by Mr. Conway, seconded by Mr. Joh and approved on a vote of 8-0 by members Liapes, Nitti, Conway, Joh, Tropea, Pacheco, Luppino and Sugarman to deem the application complete. Mr. Cereste will call for a hearing date.

Public Hearings

Docket #30-22, 2365 Hud Terr, LLC, 2365 Hudson Terrace, Block 7160, Lot 3, Preliminary & Final Major Site Plan – 99 Unit Residential Building

Chairman Sugarman stated this application is carried to the meeting of May 23, 2023. No further notice is necessary, time is waived for the Board to act.

Docket #44-22, Kate Fazzini, 1655 Maple Street, Block 3558, Lot 9, Enclosed Deck for Single Family Dwelling

Chairman Sugarman stated this application is carried to the meeting of May 23, 2023. New notice will be sent.

Docket #9-23, Golflex Fort Lee, Inc., 1642 Schlosser Street, Block 4252, Lot 5, Signage

Mr. Macri stated we are here tonight seeking approval for vinyl window coverings for the storefront.

Mr. Kyung Hyun Min, General Manager of Signmart stated the applicant would like to put a vinyl sticker on every window. 25 windows will be covered on the parking lot side and front. This is on the second floor of the building. The signs last about 5 years and will be replaced.

Mr. Nitti stated I go here a lot with my son and recommend this.

Mr. Juzmeski stated the amount of signs are limited, the percentage and what you can show. There are 8 logo signs. The 90 degree doesn't have to be on every sign.

Mr. Macri stated on the front we can eliminate two of these signs. The third one can be replaced. There will be three golf scenes.

Mr. Juzmeski stated it's a good idea to replace these when faded.

Chairman Sugarman stated Linwood Wines had these, every window was covered with an advertisement. We recommended to cut the amount of advertising on the windows by half.

Chairman Sugarman asked for questions from the public.

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Chairman Sugarman asked if any member of the public would like to come up, be sworn and testify on the application.

Mr. Macri stated on Exhibit 1 – 9 degrees will be on two windows. Exhibit 2 – 9 degrees will remain. Exhibit 3 - will be replaced with the golf scene.

It was moved by Mr. Joh, seconded by Mr. Pacheco and approved on a vote of 8-0 by members Liapes, Nitti, Conway, Joh, Tropea, Pacheco, Luppino and Sugarman to grant the applicant Signage approval.

ADJOURNMENT

It was moved by Mr. Joh, seconded by Mr. Pacheco to adjourn the meeting at 7:53 p.m.

Respectfully submitted,

Linda Garofalo

Linda Garofalo
Recording Secretary