

FORT LEE BOARD OF ADJUSTMENT

May 12, 2020

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, D. Juzmeski, Neglia Eng.

Chairman Sugarman called the meeting to order at 7:30 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 2020.

The meeting was held remotely, by means of communication equipment. The foregoing Electronic Public Meeting is recommended due to the current situation involving COVID-19 Virus and directives of State and County governments. The meeting was conducted using Zoom operating system.

Approval of Minutes

It was moved by Mr. Liapes, seconded by Mr. Joh and passed on a vote of 5-0 by members Silver, Joh, Conway, Liapes, and Yook to approve the minutes of the meeting of March 10, 2020.

Memorializations

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

It was moved by Mr. Liapes, seconded by Mr. Joh and passed on a vote of 5-0 by members Silver, Joh, Conway, Liapes and Yook to grant the applicant Preliminary & Final Major Site Plan approval.

Page 2-ZBA Minutes-May 12, 2020

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

This memorialization is carried to the meeting of May 26, 2020.

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

It was moved by Mr. Liapes, seconded by Mr. Silver and passed on a vote of 5-0 by members Silver, Joh, Conway, Liapes and Yook to grant the applicant approval to construct a driveway expansion.

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

It was moved by Mr. Conway, seconded by Mr. Silver and passed on a vote of 5-0 by members Silver, Joh, Conway, Liapes and Yook to grant the applicant Preliminary & Final Major Site Plan approval.

Acceptance/Completeness

Docket #15-20 2289 Center, LLC, 2289 Center Avenue, Block 6051, Lot 10 Preliminary & Final Major Site Plan – Three Unit Dwelling

It was moved by Mr. Liapes, seconded by Mr. Nitti and passed on a vote of 8-0 by members Nitti, Silver, Joh, Conway, Liapes, Yook, Starace and Sugarman to deem the application complete. Mr. Macri, Esq. will call the Board office for a hearing date.

Docket #17-20 244 Washington Avenue LLC, 244 Washington Avenue, Block 7054, Lot 3, Two Unit Dwelling

It was moved by Mr. Conway, seconded by Mr. Starace and passed on a vote of 7-0 by members Nitti, Silver, Joh, Conway, Yook, Starace and Sugarman to deem the application complete. Mr. Liapes is recused from this application. Mr. Macri, Esq. will call the Board office for a hearing date.

Docket #18-20 319 Slocum LLC, 319 Slocum Way, Block 3952, Lot 9, Two Unit Dwelling

It was moved by Mr. Liapes, seconded by Mr. Starace and passed on a vote of 8-0 by members Nitti, Silver, Joh, Conway, Liapes, Yook, Starace and Sugarman to deem the application complete. Mr. Macri, Esq. will call the Board office for a hearing date.

Page 3-ZBA Minutes-May 12, 2020

Docket #19-20 CD Developers, LLC, 320 Slocum Way, Block 3055, Lot 1, Two Unit Dwelling

It was moved by Mr. Starace, seconded by Mr. Nitti and passed on a vote of 8-0 by members Nitti, Silver, Joh, Conway, Liapes, Yook, Starace and Sugarman to deem the application complete. Mr. Macri, Esq. will call the Board office for a hearing date.

Docket #20-20, 1630 Center, LLC, 1630 Center Avenue, Block 4152, Lot 3, Preliminary & Final Major Site Plan – Mixed Use – Law Office with Residential

This completeness hearing is carried to the meeting of May 26, 2020.

Public Hearing

Docket #34-19 2130 Center Avenue, LLC, 2130 Center Avenue, Block 5952, Lot 1, Preliminary & Final Major Site Plan – 5 Story, 31 Unit Residential Building Over Parking (continued from the Public Hearing of February 25, 2020)
THIS PUBLIC HEARING WILL BE CARRIED TO THE MEETING OF JUNE 9, 2020

Docket #3-20 Redco Construction Corporation, 2038 Hoefley's Lane, Block 4951, Lot 5, Preliminary & Final Major Site Plan – Three Unit Dwelling
THIS PUBLIC HEARING WILL BE CARRIED TO THE MEETING OF JUNE 9, 2020

Docket #5-20 Post Managmentm LLC, 504 Jane Street, Block 3651, Lot 3, Preliminary & Final Major Site Plan – Five (5) Story, Self-Storage Facility
THIS PUBLIC HEARING WILL BE CARRIED TO THE MEETING OF JUNE 9, 2020

Docket #6-20 HLC Development, LLC, 490-494 Jane Street, Block 3653, Lots 2 & 3, Preliminary & Final Major Site Plan – Five Unit, Townhome Development
THIS PUBLIC HEARING WILL BE CARRIED TO THE MEETING OF JUNE 9, 2020

Docket #9-20 514 Main Street, Block 3655, Lot 3, Preliminary & Final Major Site Plan – Five (5) Story, Self-Storage Facility
THIS PUBLIC HEARING WILL BE CARRIED TO THE MEETING OF JUNE 9, 2020

Docket #10-20 2200 Mackay LLC, 2200 Mackay Avenue, Block 5951, Lot 14, Two Unit Dwelling
THIS PUBLIC HEARING WILL BE CARRIED TO THE MEETING OF JUNE 9, 2020

Page 4-ZBA Minutes-May 12, 2020

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

Mark Martins, Engineer, 55 Walnut Street, Norwood was sworn in and his credentials accepted by Chairman Sugarman.

The property is located on the southerly side of Tom Hunter Road. It has 66 feet wide frontage and is 100 feet deep. There is a 1 ½ story frame dwelling, detached garage and a shed currently on the property. A new two-family structure is to be built. We are trying to maintain the existing grading. Two Cultec systems are to be installed in the rear and under each driveway.

In terms of landscaping, the applicant is proposing to remove the existing trees in the front yard and on the left side of the rear yard. The existing tree on the right side of the rear yard is proposed to be retained.

Two Redbud trees (3 1/2-inch caliper) are proposed at the front corners of the property. Four Azalea plants (18 to 24 inches high, spaced ±4.5 feet apart) are proposed in the planting strip between the driveways. Eleven Japanese Holly plants (15 to 18 inches high, spaced ±1.5 feet apart) are proposed in the planting strips between each driveway and entry stair, including one plant at the front of each strip, which appears to be proposed in the right-of-way (between the sidewalk and the property line). In addition, nine Juniper plants (15 to 18 inches high, spaced ±2.5 feet apart) are proposed on within a ±3-foot wide planting strip along both side lot lines, in the front yard.

Seventeen Meyer's Yew plants (18 to 24 inches, spaced ±3 feet apart) are proposed along the property lines in each side yard, within the planting strip extending from the front yard.

The applicant agrees to the items in the Neglia report dated April 9, 2020.

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

Chris and Dan Stabile, 257 Hunter Road, Fort Lee asked if there will be any parking in the front of the residence.

Mr. Martins stated yes there will be on street parking, we are losing one space.

Mr. Stabile feels we will be losing parking.

Mr. Martins stated there will be 8 parking spaces on site.

Ed Lozover, 255 Tom Hunter Road stated that there were trees and bushes removed today. What will happen with the big tree in front?

Mr. Martins stated my testimony was on the proposed landscaping.

Page 5-ZBA Minutes-May 12, 2020

Mazzul Dirag, 265 Tom Hunter Road asked this is zoned for a one family dwelling, why are they proposing two units.

Chairman Sugarman stated this is why they came to the Zoning Board.

Mazzul Dirag stated this will bring a net loss is parking.

Maria Gimova, 253 Tom Hunter Road asked why did the applicant start work before being approved. How will the applicant compensate the oxygen that will be missing when the large tree is removed.

Mr. Macri stated a permit was received for demolition.

Mr. Martins stated the applicant will replace any trees that are removed.

Intyo Hong, 262 Tom Hunter Road stated there is a fence separating my property from 258 Tom Hunter Road. Can this be removed.

Mr. Martins stated the fence will be removed.

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

Sheet A1- A side by side two family dwelling is proposed. There will be two decks at the rear of the property. This is a three level configuration with three bedrooms on each side. The structure has patios under each deck. It is an all brick structure. There are bay windows on the side and front.

The "basement" is proposed to consist of a recreation room and a separate second room labelled "home office," at the rear of the dwelling, with a powder room and adjacent anteroom with linen closet, a trash room, and stairs to the upper floors at the center of the dwelling, and a garage at the front of the dwelling. Small paver patios in the rear yard are accessible from the recreation rooms via sliding doors, and steps up to grade.

Each garage is proposed to measure 24.17 feet in overall width by 21.08 feet in length, with a 17-foot wide garage door. However, the usable width (by a vehicle) of each garage is 19.5 feet because of an interior wall protruding 4.67 feet into the space. However, the garages can probably accommodate two cars each. Additional trash areas are proposed under the entry porches, accessed from the driveways.

The first floor living area in each unit 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, a den, a pantry, and a powder room at the rear of the dwelling. There is access from each kitchen/eating area to a 14-foot wide by 9.5-foot deep wood deck, via sliding doors. There is no access from the decks to the rear yard.

Page 6-ZBA Minutes-May 12, 2020

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

George Makroulakis stated he was not able to speak so far but he has listened to the entire meeting. He asked if there is 9 feet on the sides.

Mr. Cocoros stated it is 7 feet 4 inches from the building.

Mr. Jovishoff asked if there is any lighting over the decks.

Mr. Cocoros stated there is one light over the door from the kitchen. There will be no spillage.

Mr. Jovishoff asked can you provide lighting details as a condition of approval.

Mr. Cocoros stated yes.

Mr. Jovishoff stated there are two rooms in the basement, one is a home office. Is there any intention to turn it into a bedroom.

Mr. Macri stated no.

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

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

Exhibit A1-Photo Board of site and surrounding area

Top left-The subject property

Top right-The adjacent property to the right, shows a two family home

Bottom left-to the left, mixture of one and two family homes

Bottom right-across the street, older two family, and new two family homes

Mr. Spatz stated this is a 1 ½ story framed dwelling that has been removed. There are one and two family homes in the area. This is a mixed neighborhood. We need a use variance and two additional D variances. We are actually the largest lot in terms of square footage. The property is in the R2 zone. We meet several purposes of zoning, purpose G and purpose I. The site can accommodate the additional FAR. There is parking being provided. All drainage can be contained on the property. The height is consistent with the neighborhood. The front yard setback requirement is met. The lot coverage is exceeded by 294 square feet. C variance requirements can be supported. We have similar setbacks. We anticipate losing 1-2 parking spaces. I believe the variances can be supported.

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

Page 7-ZBA Minutes-May 12, 2020

Tanya Byers, 275 Tom Hunter Road asked has the width of the street been considered. This is a busy street.

Mr. Spatz stated this was looked at, it is a two way street, we have a sufficient amount of parking, traffic is limited.

Ed Lozover, 255 Tom Hunter Road asked what is the reason for the variance. Where is the parking on the street.

Chairman Sugarman stated this is the reason for the Zoning Board of Adjustment.

David Spatz stated we have two car garages and provide for two cars in each driveway.

Mazzul Virag, 265 Tom Hunter Road asked who will be the owners of this property. Was this looked at by the Board. There could be five children living in each unit.

Mr. Macri stated we do not know who the future owners will be.

Chairman Sugarman asked if there is anyone from the public that would like to testify.

Chris Stabile, 257 Tom Hunter Road stated he does not know who will live in a three bedroom house. I've lived in my three bedroom house with six children. We can't say how many kids based on the amount of bedrooms. There's only parking on one side of the street. I don't see why we have to take away parking from people that are here already. We are losing at least two parking spaces. The schools are overcrowded.

Tanya Byres, 275 Tom Hunter Road stated the building is beautiful. Tom Hunter is not the place for the structure. The street is narrow. I'm very involved in the school system. We do not have enough money to hire additional teachers. The beautiful tree in the front is special, it's sad.

Ed Lozover, 255 Tom Hunter Road stated I moved in eight years ago. I have three children. The schools aren't big enough. I don't see any reason to build something bigger. I don't see reason to kill the trees and take away parking. The street is a nightmare.

Raszlo Virag, 265 Tom Hunter Road stated Tom Hunter is a narrow two way street, parking on one side, we lose at least two parking spots and there are small kids on the street. We chose to live in Fort Lee because of the zoning rules. It looks like if we continue like this we will look like Cliffside Park. The zoning rules are always changed. The traffic will be heavier. Why do we have to build a duplex. The fur tree cannot be replaced.

It was moved by Mr. Makroulakis, seconded by Mr. Silver and passed on a vote of 6-1 by members Nitti, Silver, Makroulakis, Conway, Yook and Sugarman to grant the applicant approval to construct a Two Unit Dwelling. Mr. Joh voted to deny the application.

ADJOURNMENT

It was moved by Mr. Makroulakis, seconded by Mr. Joh to adjourn the meeting at 9:12 p.m.

Respectfully submitted,

Linda Garofalo

Linda Garofalo
Recording Secretary