

FORT LEE BOARD OF ADJUSTMENT

May 14, 2019

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

Absent: J. Nitti, D. Starace

Present: J. Bonica, Esq., M. Jovishoff, Phillips, Preiss, Grygiel, B. Intindola, Neglia Engineering, P. Carbery, 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.

Chairman Sugarman stated Joseph Mariniello, Sr. passed away this morning. Arrangements have not been made yet. He was the Board Attorney for about 12 years. Jason Bonica, Esquire will be sitting in tonight. Everyone will be advised of the arrangements.

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 23, 2019. Mr. Yook abstained from the vote.

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 will be carried until May 28, 2019.

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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
Chairman Sugarman stated this memorialization will be carried until May 28, 2019.

Acceptance/Completeness

Docket #3-19, ARS Architectural; Design & Trade LLC ,1637 Maple Street, Block 3554, Lot 3
Two-Unit Dwelling.
Chairman Sugarman stated the applicant will contact us when ready to proceed.

Docket #15-19, Juanita Geronimo, 1025 Palisade Avenue, Block 555, Lot 10, Preliminary &
Final Major Site Plan – Conversion of Third Floor of a Single-Family Home to Office Use and
Signage

It was moved by Mr. Joh, seconded by Mr. Silver and passed on a vote of 7-0 by members
Silver, Joh, Makroulakis, Conway, Liapes, Yook and Sugarman to deem the application
complete. Mr. Cereste will call the Board office for a hearing date.

Docket #16-19, Sephardic Congregation of Fort Lee Inc., 313 Tom Hunter Road, Block 3951,
Lot 7, Preliminary & Final Major Site Plan – Expansion of Basement & Second Floor

It was moved by Mr. Makroulakis, seconded by Mr. Conway and passed on a vote of 7-0 by
members Silver, Joh, Makroulakis, Conway, Liapes, Yook and Sugarman to deem the
application complete. Mr. Cereste will call the Board office for a hearing date.

Public Hearing

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

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

Exhibit A1 – Colorized site plan. We propose to remove all existing structures on the property
and replace with a new structure. The applicant is proposing a stormwater management system
that consists of two Cultec recharger units located in the rear yard and two units located under
each driveway. Electric will be run underground.

The two existing trees in the rear yard are proposed to be removed. The applicant is proposing
two eastern redbud trees at the front corners of the property. The planting strip between the
driveways is proposed to contain 11 boxwood plantings. Plantings within the sides yards

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consists of lines of yews. Landscaping in the rear yard will consist of 16 arborvitae along the perimeter if the rear yard.

Mr. Martins received the Neglia report dated May 9, 2019 and he reviewed it.

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

Mr. Makroulakis asked if this job can be done while school is out.

Mr. Martins stated we'd like to get this going as soon as possible.

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

Mr. Cocoros stated the plans on the easel are the same as what the Board has been given. This is a side by side two-family, three level dwelling. Each basement will consist of a recreation room, powder room, utility room, and garage. The first floor in each unit will consist of a living room with fireplace and dining room at the front of the dwelling, and a powder room with pantry, and open plan kitchen with an eating area at the rear of the dwelling. The second floor living area is proposed to consist of three bedrooms, including a master bedroom with ensuite master bathroom and laundry at the front of the dwelling. At the rear of the dwelling there will be two additional bedrooms.

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

Mr. Jovishoff stated lighting is not on the plants.

Mr. Cocoros stated this will be provided.

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

Exhibit A2 – Photo Board of Site and Surrounding Area

Top left-subject property

Top right-to the right

Bottom left-to the left

Bottom right-School #3

Mr. Spatz stated we are in the R3A zone. Two D variances and three C variances are required. We support the purpose of zoning. We are consistent with the neighborhood. The property can support the proposal. The height is consistent with the neighborhood. The lot is consistent with the surrounding area. The attached garage is being eliminated. There is nothing substantially negative. Parking is being provided on site.

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

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It was moved by Mr. Makroulakis, seconded by Mr. Liapes and passed on a vote of 7-0 by members Silver, Joh, Makroulakis, Conway, Liapes, Yook and Sugarman to grant the applicant approval to construct a Two Unit Dwelling.

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 (continued from the Public Hearing of April 9, 2019)

Chairman Sugarman stated Mr. Joh is recused from this application.

Mr. Cereste stated there will now be two means of egress on the site.

Louis Luglio, Traffic Engineer, 30 Montgomery Street, Jersey City was sworn in and his credentials accepted by Chairman Sugarman. We had a driveway on Palisade Avenue that is both in and out. We could add the plastic delineators to prevent people from making the left turn.

Mr. Makroulakis asked if we could see the counts between 11:00 AM and 1:00 PM.

Mr. Luglio stated yes.

Chairman Sugarman stated we cannot move forward until we have revised plans.

This application will be carried to the meeting of June 11, 2019.

Docket #9-19, GPC Homes, LLC, 1138 Fourteenth Street, Block 1051, Lot 9, Amendment to Two-Unit Dwelling Approval (continued from the Public Hearing of April 9, 2019)

Chairman Sugarman stated this application is carried to the meeting of June 25, 2019.

Docket #10-19, GPC Homes, LLC, 1144 Fourteenth Street, Block 1051, Lot 10 Amendment to Two-Unit Dwelling Approval (continued from the Public Hearing of April 9, 2019)

Chairman Sugarman stated this application is carried to the meeting of June 25, 2019.

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

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Chairman Sugarman stated this application is carried to the meeting of June 11, 2019.

ADJOURNMENT

It was moved by Mr. Makroulakis, seconded by Mr. Silver to adjourn the meeting at 8:30 p.m.

Respectfully submitted,

Linda Garofalo

Linda Garofalo
Recording Secretary