

FORT LEE BOARD OF ADJUSTMENT

May 26, 2020

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

Absent: D. Starace

Present: J. Mariniello, Jr., Esq., M. Jovishoff, Phillips, Preiss, Grygiel

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. Liapes and passed on a vote of 8-0 by members Nitti, Silver, Joh, Makroulakis, Conway, Liapes, Yook and Sugarman to approve the minutes of the meeting of May 12, 2020.

Memorializations

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

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 Yook to grant the applicant approval to construct a Two Unit Dwelling.

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

It was moved by Mr. Makroulakis, seconded by Mr. Nitti, and passed on a vote of 6-0 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. Mr. Liapes is recused from this application.

Acceptance/Completeness

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

It was moved by Mr. Makroulakis, 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. Mr. Cereste will call the Board office for a hearing date.

Docket #21-20, Modul21, LLC, 1119 Palisade Avenue, Block 1351, Lot 21, Preliminary & Final Major Site Plan – Mixed Use – Brokerage Compliance Office with Residential

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

Docket #22-20, JZS Developers, LLC, 2336 Short Street, Block 6753, Lot 5, Two Unit Dwelling

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

Docket #23-20, Philip S. Chou, 427 Westview Place, Block 6651, Lot 7 Two Unit Dwelling

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 deem the application complete. Mr. Macri will call the Board office for a hearing date.

Extension of Time/Site Plan Approval

Docket #7-15, George Khorozian & Raffi Khorozian, 330 Wilson Avenue, Block 6055, Lot 1
Two Unit Dwelling

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Mr. Macri stated the applicant is ready to excavate the property and begin construction. His client will take on the expense and relocate the sewer. The plans are ready, the Board needs to approve the extension one-year extension prior to the permits being issued.

It was moved by Mr. Makroulakis, seconded by Mr. Joh, and passed on a vote of 7-0 by members Nitti, Silver, Joh, Makroulakis, Conway, Liapes, and Sugarman to extend the site plan approval for one-year until May 26, 2021.

Docket #18-16, Kaufer Lane Associates LLC, 1636 & 1640 Kaufer Lane 55, 51, 47, 41 Main Street, Block 4355, Lots 11, 12, 20, 21, 22 and 23, Preliminary/Final Major Site Plan – Eleven-Story, 203-Unit Residential Building

Mr. Macri stated they would like a two-year extension. The applicant needs to secure financing. The permits expire September 11, 2020.

It was moved by Mr. Liapes, seconded by Mr. Silver, and passed on a vote of 7-0 by members Nitti, Silver, Joh, Makroulakis, Conway, Liapes and Sugarman to extend the approval until September 11, 2022.

Docket #35-18, 1521 12th Street LLC, 1521 Twelfth Street, Block 3753, Lot 16 Two Unit Dwelling

Mr. Macri requested an extension of time for two years until December 11, 2022. This was approved on December 11, 2020. Financing has been denied due to Covid 19.

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 extend the approval until December 11, 2022.

ADJOURNMENT

It was moved by Mr. Liapes, seconded by Mr. Nitti to adjourn the meeting at 8:00 p.m.

Respectfully submitted,

Linda Garofalo

Linda Garofalo
Recording Secretary

