

FORT LEE BOARD OF ADJUSTMENT

June 9, 2020

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

Absent: J. Nitti, D. Starace

Present: Jason Bonica, Esq., M. Jovishoff, Phillips, Preiss, Grygiel, D. Juzmeski, Neglia Eng.

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 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.

Chairman Sugarman stated Mr. Yook is a voting member tonight.

Approval of Minutes

It was moved by Mr. Makroulakis, seconded by Mr. Liapes and passed on a vote 7-0 by members Silver, Joh, Makroulakis, Conway, Liapes, Yook and Sugarman to approve the minutes of the meeting of May 26, 2020.

Memorializations

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

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 Yook to grant the applicant Amended Resolution approval for a Two-Family Driveway Expansion.

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

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 Yook to grant the applicant Two Unit Dwelling – Extension of Time approval.

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 – Extension of Time

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 grant the applicant Preliminary/Final Major Site Plan Extension of Time approval.

Docket #35-18 1521 12th Street LLC, 1521 Twelfth Street, Block 3753, Lot 16, Two Unit Dwelling – Extension of Time approval.

It was moved by Mr. Makroulakis, seconded by Mr. Conway, and passed on a vote of 6-0 by members Silver, Joh, Makroulakis, Conway, Liapes and Sugarman to grant the applicant Two-Unit Dwelling – Extension of Time approval.

Public Hearings

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 Jas (continued from the Public Hearing of February 25, 2020)

THIS PUBLIC HEARING WILL BE CARRIED TO THE MEETING OF JULY 14, 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 JULY 14, 2020.

Docket #5-20 Post Management, 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 23, 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 JULY 14, 2020.

Docket #9-20 514 Main Street Fort Lee, LLC, 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 23, 2020

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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 23, 2020

Docket #12-20 Francisco & Adriana Parra, 1093 Anderson Avenue, Block 1154, Lot 20, Addition to Single Family Dwelling

Saverio Cereste stated the Parra's have been residents of Fort Lee for over 20 years. They'd like to expand the home, they have three children. Two D variances are needed for FAR and height. Permits were issued when they built the house. They will have parking for 4 cars.

Exhibit A1-Architectural and Site Plan of Ali Quereshi dated January 13, 2020 and revised February 20, 2020.

Exhibit A2-Survey prepared by Russell Kauffman dated January 10, 2018

Exhibit A3-Two photographs prepared by Saverio Cereste

Exhibit A4-Letter of Denial dated November 27, 2018 by Brian Ribarro, Construction Code Official

Ali Quereshi, Architect, 236 Grand Avenue, North Caldwell was sworn in and his credentials accepted by Chairman Sugarman.

Mr. Quereshi stated this is a 2 ½ story house. We will be adding 541 square feet to the ground floor. A total of 1,634 square feet is being added to the house in total. The family needs a bigger house.

We are proposing to leave the existing evergreen tree located at the front of the yard and new plantings, between the existing tree and new entry stairs.

We are using the existing storm water management system. No retaining walls to be installed. The house fits the character of the neighborhood.

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

Mr. Jovishoff stated the landscaping materials have not been specified.

Mr. Cereste stated we will work with you on that.

Mr. Makroulakis asked where will the water go.

Mr. Quereshi stated in the street.

Mr. Cereste stated seepage pits can be installed in the rear.

Mr. Jovishoff stated as a condition of approval a landscaping plan, revised plans showing the seepage pits, and installation of seepage pits would be required.

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Chairman Sugarman asked for questions from the public.

Mr. Witte, 1095 Fairview Lane, Fort Lee asked isn't this a three-story home.

Mr. Quereshi stated this is a dormer.

Mr. Jovishoff stated I would like to classify this as a three-story home.

Hally Gruber, 1078 Anderson Avenue, Fort Lee stated I live opposite from this property. I am looking at balconies, this invades everyone's site line. Their backyard is a parking lot. They don't live in the house.

Mr. Cereste stated the family of 6 will live in this house. They live across the street now.

Ms. Gruber asked is there any consideration given to the line of view.

Chairman Sugarman stated no.

Ms. Gruber stated the house is already built to a non-conforming standard.

Mr. Jovishoff stated variances are being requested and this house is being treated as a new dwelling.

Mr. Witte stated this was constructed, construction continued, plans were submitted. The FAR and building height should have been part of the permit application. This was built already and now they are going for a variance.

Mr. Cereste gave his closing statement.

It was moved by Mr. Joh, seconded by Mr. Liapes and denied on a vote of 2-0 by members Joh, and Liapes to grant the applicant approval to construct an addition to a Single-Family Dwelling. Mr. Silver, Makroulakis, Conway, Yook and Sugarman voted to deny the application.

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

Mr. Liapes is recused from this application.

Mr. Macri stated the applicant is the owner of the property.

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

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Exhibit A1-3 sheets dated February 24, 2020. Mr. Martins stated this is an existing two-story, one-family frame dwelling on the property. There is a dirt and gravel driveway with access to Washington Avenue.

The proposal is to demolish the garage and dwelling and construct a side-by-side two-family dwelling. We are maintaining the existing grading. There will be one drainage systems under each driveway. There will be a third system in the rear. Utilities will be underground.

The applicant indicates that one tree, located in the rear yard is proposed to be removed. They plan to have a 7.5 foot wide planting area in the front yard on the left side of the left unit driveway. No planting strip is proposed between the driveways. The left side planting area is to contain an Eastern Redbud tree in addition to three Azalea plantings at the front of the planting area and a total of 15 Juniper plants. The applicant also proposes lines of Meyers Yew plantings adjoining the property lines. In the rear yard, a line of Arborvitae plants will be along the entire perimeter of the rear yard lot lines.

Residential type lighting fixtures will be used.

The Neglia report will be complied with.

Additional screening around the AC's will be provided.

Chairman Sugarman asked for questions from the Board.

Mr. Jovishoff asked if there will be any lighting over the rear decks.

Mr. Martins stated there will be a light over each deck and at the entrance. The lights will be shielded.

Mr. Jovishoff asked if the driveway could be 16 ½ feet and additional landscaping added.

Mr. Martins stated he prefers to leave it as is. We can add some additional planting where the tree is.

Mr. Jovishoff stated this is acceptable.

Mr. Jovishoff asked will you prepare an easement.

Mr. Martins stated we can prepare one.

Mr. Jovishoff asked to the electric service.

Mr. Martins stated it will be underground.

David Juzmeski stated the easement should include the shed.

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Mr. Martins agreed.

Chairman Sugarman asked for questions from the public.

David Spatz, Planner, 50 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, East, shows 2 family home

Bottom right-across the street, shows 2 family home

Mr. Spatz stated we are in the R3A zone which permits the two-family home. The site is well suited for our proposal. The neighborhood has two family homes and multiple family homes. The use is permitted and consistent with the neighborhood. This will meet all building codes. The FAR can be supported. The drainage improvements will be done, currently there are none. We are a half story of what is permitted. The height is consistent with the neighborhood. We exceed the allowable coverage, there will be additional landscaping and screening provided. We have similar setbacks to the adjacent properties. I think the variances could be granted.

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

The Board has viewed the plans and has no comments.

Mr. Macri gave his closing statement.

It was moved by Mr. Makroulakis, seconded by Mr. Conway and passed on a vote of 6-0 by members Silver, Joh, Makroulakis, Conway, Yook and Sugarman to grant the applicant approval to construct a Two Unit Dwelling.

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

Mr. Macri stated the applicant is the owner of the property.

Exhibits:

A1- Engineering Plan prepared by Collazuol Engineering

A2-Architectural Plan prepared by VCA Architects

A3-Photo Exhibit prepared by David Spatz

Steven Collazuol, Engineer, 1610 Center Avenue, Fort Lee was sworn in and his credentials accepted by Chairman Sugarman.

Mr. Collazuol stated the survey was prepared in the winter. The site has a 2 ½ story brick dwelling on it and a detached garage. There is a concrete porch in the rear. We plan to demolish

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the existing structures on the site and construct a three-story, two-family dwelling. All drainage will be accommodated by two seepage pits. Electric will be underground. Currently the drainage runs off the site to Slocum Way.

The applicant is proposing to remove three of the five existing trees located in the front and right side yards. Three Magnolia trees are proposed at each front corner and at the rear right corner of the property. Six Boxwoods will be planted in the planting strip. 12 Boxwood plantings are proposed in each side yard, located adjacent to the property lines. A total of 23 Arborvitae plantings are proposed within the rear yard. Two of the existing trees in the rear yard will be retained. Boxwoods will be added in addition to being added to the plan.

Mr. Collazuol stated two trees on the East side need to be removed because they are on the property line.

The Neglia report dated June 3, 2020 has been reviewed.

Chairman Sugarman asked for questions from the Board.

Mr. Conway asked if the two large trees will remain.

Mr. Collazuol stated yes.

Mr. Jovishoff stated the engineering plans show two curb cuts, the architectural plan shows one curb cut.

Mr. Collazuol stated we would like two curb cuts.

Mr. Jovishoff stated he would like the driveways to be 17 feet and the planting strips to be expanded.

Mr. Collazuol stated this is a possibility.

Mr. Jovishoff stated there is no lighting on the plans.

Mr. Cocoros to respond.

David Juzmeski stated there are trenches on Slocum Way. The water service should be what is required.

Mr. Collazuol stated we agree.

Chairman Sugarman asked for questions from the public.

Mrs. Barbara Elson, 294 Slocum Way asked can you elaborate on the seepage pit. My home receives all the water from Center Street.

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Mr. Collazuol stated presently there is no drainage system. After construction all water will go underground.

Mrs. Elson stated we get a waterfall in our rear yard. This comes from all the properties. I am at the bottom of the hill.

Mr. Collazuol stated we will be capturing water with a drainage system.

Mrs. Elson stated a tree was removed. I'm happy you are replacing the trees.

Mrs. Elson stated on Slocum Way everyone used to have a curb in front of their home and parking in the street. Has anyone provided for where the snow will go.

Mr. Collazuol stated there will be two separate driveways with curbs. There will be 22 feet of curb.

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

Mr. Cocoros stated this is a side-by-side two-family dwelling. It is a three-level configuration. The AC units are in the middle of the rear.

The basement will consist of a recreation room, a second room designated home office, a powder room with large closet, a utility room, trash area, and a walk-in closet with stairs to the upper floors.

The first floor living area in both units is proposed to consist of a living room and dining room at the front of the dwelling and a den, open plan kitchen and eating area combination, and a pantry and powder room at the rear of the dwelling.

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 laundry room at the front of the dwelling and two bedrooms each of which has an ensuite full bathroom at the rear of the dwelling.

Lights will be at the entry doors, garage and sliding glass doors. They will be shielded. There will be two driveways that accommodate two cars each.

Chairman Sugarman asked for questions from the Board.

Michael Jovishoff stated as a Condition of Approval site lighting should be shown on all elevations and plans. The driveways will be reduced to 17.4 inches. He asked if the planting area can be extended across and additional plantings added.

Mr. Cocoros stated yes.

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Chairman Sugarman asked for questions from the public.

Mr. Zhong, the tree in the rear is on the property line. It has damaged our fence and wall.

Mr. Macri stated the tree has always been there.

Mr. Zhong asked if there will be a drainage system.

Mr. Collazuol stated yes, this will be an improvement.

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

Exhibit A3 – Photo Board of Site and Surrounding Area

Top left-subject property

Top right-to the right

Bottom left-to the left, East – shows two family homes

Bottom right-across the street

We are in the R2 zone which does not permit two family homes. Our property is well suited for what we are proposing. There are a number of two-family homes on Slocum Way. We meet the purpose of zoning. The FAR can be supported. There will be sufficient drainage and parking on the property. The building can be supported on the property. We meet the front yard setback, side and rear yard setbacks. There is distance between the properties. I don't believe there is any negative impact. The positive criteria is met and the variances could be granted for this proposal.

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

Chairman Sugarman asked for comments from the public.

Mrs. Barbara Elson, 294 Slocum Way asked what materials will be used on the outside.

Vassilios Cocoros stated grey brick. This is what his clients want now.

Mr. Zhong stated the tree damaged our property. A new tree would be off the property line. I live here for 17 years. I hope there will be a good drainage system installed. This is a large lot size.

Mrs. Zhong stated the ground level is higher than my backyard. I hope they put up a high fence. The tree roots damaged my fence. The branches come on my side.

Mr. Macri stated he will speak with the Zhong's one more time.

Mr. Macri gave his closing statement.

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

ADJOURNMENT

It was moved by Mr. Conway, seconded by Mr. Silver to adjourn the meeting at 9:55 p.m.

Respectfully submitted,

Linda Garofalo

Linda Garofalo
Recording Secretary