

FORT LEE BOARD OF ADJUSTMENT

June 11, 2019

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

Absent: J. Nitti, D. Conway

Present: J. Mariniello Jr., Esq., M. Jovishoff, Phillips, Preiss, Grygiel, D. Juzmeski, Neglia Eng.,

Chairman Sugarman called the meeting to order at 7:40 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.

Approval of Minutes

It was moved by Mr. Makroulakis, seconded by Mr. Liapes and passed on a vote of 5-0 by members Silver, Joh, Makroulakis, Liapes and Sugarman to approve the minutes of the meeting of May 28, 2019.

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 Suarman stated this memorialization is carried to the meeting of June 25, 2019.

Acceptance/Completeness

Docket #19-19, 2148 Linwood LLC, 2193 Linwood Avenue, Block 5852, Lot 8, Two Unit Dwelling

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It was moved by Mr. Joh, seconded by Mr. Liapes and passed on a vote of 7-0 by members Silver, Joh, Makroulakis, Liapes, Yook, Starace 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 #4-17, Peter Wang, DDS, 1600-1602 Anderson Avenue, Block 4151, Lots 14 & 15, Minor Reverse Subdivision/Preliminary & Final Major Site Plan – Lot Consolidation & Proposed New Office Building

Mr. Macri stated they received site plan approval in February 2017. The tenants won't leave and the owner cannot obtain financing. They are looking for a one year extension until September 28, 2020.

It was moved by Mr. Silver, seconded by Mr. Liapes and passed on a vote of 7-0 by members Silver, Joh, Makroulakis, Liapes, Yook, Starace and Sugarman to approve Extension of Time/Site Plan Approval.

Public Hearing

Docket # 42-18, 2130 Center Avenue, LLC, 2130 Center Avenue, Block 5952, Lot 1, Preliminary & Final Major Site Plan – 8 story, 64 Unit Residential Development **(continued from the Public Hearing of April 23, 2019)**

Chairman Sugarman stated this application is carried to the meeting of July 23, 2019, no further notice is necessary. Time is waived for the Board to act.

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 May 14, 2019)**

Mr. Joh is recused from this application. Mr. Cereste stated we've raised the building to add an entrance and exit out to Parker Avenue. There are two D variances, one for FAR and one for height. The property is in the C2 zone.

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

Exhibit A16-Sheet #8 – Boundary and Topographical Survey – This shows the lots combined. The site drops at Parker Avenue about 7 ½ feet. The site has a smooth grade.

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Page #2 shows the footprint in dark grey. Palisade Avenue and Parker Avenue both have an entrance and an exit. Loading and recyclables are now in the front area. There are a total of 24 parking spaces.

Page #3 shows the building and parking areas. The roof drains go to two detention tanks at ground level. Floor drains will be added by Palisade Avenue. There's a drain catch basin on Palisade Avenue.

Page #4 – Landscape plan – The applicant proposes removal of all three existing trees. They plan to plant three azaleas. Two azaleas are proposed to the north of the transformer. Along Parker Avenue they propose one redbud tree and eight azaleas.

Lighting – Five bollard lights are proposed. Three of them will be located surrounding the Parker Avenue parking area, and the other two will be located on Palisade Avenue at the corners of the property. Also, a total of 10 wall pack LED exterior lights are proposed on the sides of the proposed building. An additional two wall pack lights are proposed on the building's Parker Street façade.

Page #2 – Zoning – The property is in the C2 commercial zone. The FAR is shown 1.05 is required and 1.49 in proposed.

Mr. Collazuol reviewed Mr. Jovishoff's report. He stated the trash area will be screened. He also reviewed the Neglia Engineering report. The applicant will comply with all items. The parking spaces are 19 feet.

Chairman Sugarman asked for questions from the Board.

Mr. Silver asked of the 24 parking spaces, 2 are handicap? That leaves 22 parking spaces. There are only 4 spaces for employees. There seems to be a real parking problem here.

Mr. Makroulakis asked can the garbage area be put somewhere else?

Mr. Collazuol stated the building is raised, there's nowhere to move it.

Mr. Jovishoff stated he is concerned with the garbage, trash and recycling area on Parker Avenue.

Mr. Cereste stated Mr. Luglio will discuss this.

Mr. Juzmeski stated he is concerned with the seepage pits in the mechanical room.

Mr. Collazuol stated these can be relocated.

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Chairman Sugarman asked for questions from the public.

Louis Luglio, Traffic Engineer, 30 Montgomery Street, Jersey City was sworn in and his credentials accepted by Chairman Sugarman.

The number of trips coming in and out will change to 170 in the AM, and 159 in the PM peak hour. 144 during Saturday's peak hour. Signage will be provided.

Mr. Silver stated at lunch time there is a large amount of traffic.

Mr. Luglio stated we exceed the requirement for ADA handicap spaces. One space is required, we are providing two. We can move the garbage area to the electrical room and then move the electrical room upstairs in order to add 4 more parking spaces. 31 spaces are required, we can provide up to 28 spaces.

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

Taeik Kim, Architect, 2029 Lemoine Avenue, Fort Lee was sworn in and his credentials accepted by Chairman Sugarman.

Exhibit A15-A06 – Architectural Plan

This board shows the changes.

Floor Plan – The garage plan is shown on the left corner.

The first floor is now elevated.

The blue area shows the corridors.

The restaurant is 1/3 kitchen and 2/3 seating area.

The third floor is reduced in size. The building appears to be a two story, not three story.

Exhibit A5 – Every floor is designed differently. The veneer will be limestone.

Exhibit A3 – The 8 rooftop units are shown. The generator is also located here. The exhaust system is on the roof.

Exhibit A2 – The mechanical room is shown. These can be moved to the first floor if necessary for parking.

Mr. Liapes asked where the duct work for the kitchen will run.

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Mr. Kim provided a drawing.

Chairman Sugarman stated signage for the building would be a separate application.

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

Exhibit A4 - Photo Board of Site and Surrounding Area

Top left-subject property

Top right-Parker side

Bottom left-from Parker showing commercial

Bottom right-across the street

There are mixed uses in this area. The proposed uses are permitted in this area. Height and FAR D variances are required. Three C variances are also required for side yard, rear yard and parking.

The building fits in with the neighborhood. The site can accommodate the larger floor area. A sufficient amount of parking is provided on site. Drainage is handled on site. We conform to the front yard setback. The use of the building can support the reduced amount of parking. There is nothing substantially negative. The circulation is improved. The positive impact outweighs anything that is negative.

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

The Board took a break at 9:20 and returned at 9:25.

Mr. Cereste stated he proposes to reduce the office space from 5,000 square feet to 3,000 square feet.

They also propose to move the mechanical room to the first floor. This will allow for a lesser requirement of parking spaces. There will now be 26 parking spaces.

Mr. Makroulakis feels this will not work.

Chairman Sugarman stated this application is carried to the meeting of July 9, 2019. No further notice is necessary and time is waived for the Board to act.

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

Chairman Sugarman stated this application is carried to the meeting of July 9, 2019, no further notice is necessary. Time is waived for the Board to act.

ADJOURNMENT

It was moved by Mr. Silver, seconded by Mr. Liapes to adjourn the meeting at 9:35 p.m.

Respectfully submitted,

Linda Garofalo

Linda Garofalo
Recording Secretary