

# **FORT LEE BOARD OF ADJUSTMENT**

**July 9, 2019**

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

**Absent:** J. Nitti, F. Yook, D. Starace

**Present:** J. Mariniello Jr., Esq., M. Jovishoff, Phillips, Preiss, Grygiel, B. Intindolla, Neglia Eng., P. Carberry, 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. Conway and passed on a vote of 5-0 by members Joh, Makroulakis, Conway, Liapes, and Sugarman to approve the minutes of the meeting of June 25, 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

This memorialization is carried to the meeting of July 23, 2019.

**Docket #14-19,** Robert Place Realty, LLC, 1545 Route 46 West, Block 2651, Lot 2, Preliminary & Final Major Site Plan – 105 Unit, Assisted Living Building

This memorialization is carried to the meeting of July 23, 2019.

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**Public Hearing**

**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 June 11, 2019)

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

Mr. Cereste stated this application was heard on June 11, 2019. We've eliminated the third story. This is now a restaurant and retail area. We have 25 parking spaces, where 26 are required. The FAR is also reduced.

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

Exhibit A16-Revised Site Plan

Exhibit A17-Revised Architectural Plan

Mr. Collazuol stated at the front entrance there are two parking spaces. There are also spaces below at grade. Two handicap spaces are on the right. There is a 26 foot curb cut. We are now one space short. The trash is on the Parker Avenue side in a white fenced in area.

Landscaping – The applicant proposed removal of all three trees. They propose seven azalea shrubs, one redbud tree, and 14 azaleas on either side of the driveway on Parker Avenue.

The storm management plan is the same.

Mr. Collazuol stated he has reviewed the reports from Mr. Jovishoff and Neglia Engineering.

Wheel stops will be installed, this is a condition of approval.

Chairman Sugarman asked for questions from the Board.

Mr. Silver asked to the parking spaces, how many are handicap?

Mr. Collazuol stated two are handicap.

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.

Mr. Luglio stated now that the offices aren't included there will be less traffic. If the garbage were to be in the building, the building would have to be raised 4-5 feet. A 24 foot long box truck can enter at either entrance. An ambulance can also enter here.

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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.

Mr. Spatz stated the offices were eliminated. The height was 43.57 feet and is now 36.32 feet. The FAR permitted is 1.05, was 1.49 and is 1.02 now. The property can support the FAR. The building height is consistent with the surrounding area. The variances can be supported.

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

It was moved by Mr. Conway, seconded by Mr. Makroulakis and passed on a vote of 5-0 by members Silver, Makroulakis, Conway, Liapes, and Sugarman for Preliminary & Final Site Plan approval. Mr. Joh was recused from this application.

**Docket #9-19**, GPC Homes, LLC, 1138 Fourteenth Street, Block 1051, Lot 9 Amendment to Two-Unit Dwelling Approval

This application is carried to the meeting of July 23, 2019. No further notice is necessary, time is waived.

**Docket #10-19**, GPC Homes, LLC, 1144 Fourteenth Street, Block 1051, Lot 10 Amendment to Two-Unit Dwelling Approval

This application is carried to the meeting of July 23, 2019. No further notice is necessary, time is waived.

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

Carmine Alampi stated this application was heard by this Board last year. It went before the court and we have revised the application.

Mario Lachanaris, Architect, 1610 Center Avenue, Fort Lee, was sworn in and his credentials accepted by Chairman Sugarman.

Mr. Lachanaris stated a three-story townhouse is proposed. This has been reduced in size. We are not asking for a side yard variance. The building has been reduced by 4 feet in width. There is no FAR variance required. This is a typical townhouse design.

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The basements in all three units contain a family room, powder room with adjoining laundry closet, and a utility room. The first floor consists of an open plan living room and dining room, a bathroom at the front, with an open plan kitchen and breakfast area at the rear. The second floor consists of a master bedroom with ensuite full bathroom at the front and two additional bedrooms and a full bathroom at the rear.

All four sides of the building will be finished with brick. The footprint of the building is about 2,500 square feet. A D variance is required.

The A/C units are at the rear of the building next to the patio.

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

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

Mr. Collazuol stated this is one of the largest lots in the area. The site grade changed in the reduction of the fill for the walls. The drainage system is the same. Seven parking spaces are required, we are providing nine spaces.

Landscaping – The three trees in the rear yard are proposed to be removed. The applicant proposes three dogwood trees. Nineteen arborvitae plants are proposed along the perimeter of the rear yard. Two groupings of four boxwoods are proposed along the left and right sides of the dwelling.

In the front yard there will be 12 sedge plants, an additional 12 sedge plants are proposed adjoining the left side of the center unit entry stairs. Finally, a line of 18 sedge plants are proposed in the planting strip extending from the dwelling to the front lot line.

The Fire Department letter dated April 17, 2019 will be complied with.

Chairman Sugarman asked for questions from the Board.

Pat Carberry asked did you review the May 5, 2019 letter from Neglia Engineering?

Mr. Collazuol stated yes.

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

Mr. Spatz stated a D variance is required for the use. The property is large enough to accommodate this size building. This building is consistent with the area. This is the largest property on the block. There's a conforming amount of parking on site. The drainage is being handled on site. There are no setback variances.

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

Robert Tomeo, 5220 North Avenue, Fort Lee stated it sounds like the three unit scenario is better than two 2 family homes.

This application will be carried until August 27, 2019 for a vote.

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

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

Mr. Martins stated currently there is a two-story, two-family brick and frame dwelling on the property.

Landscaping and Lighting – The applicant is proposing to remove one existing tree in the rear and one will be retained. Two redbud trees are proposed at the front corners of the property. A row of Japanese Holly is proposed in the front yard area along the right property line. A row of yew are proposed in each side yard. Fifteen arborvitae are proposed along the perimeter of the rear yard.

Light fixtures are proposed at the front entrance to each dwelling, above each unit's garage door and on the rear façade. Wall cylinder LED downlight fixtures are proposed.

Mr. Martins reviewed the July 2, 2019 Neglia Engineering report, they will comply with all items.

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

Vassilios 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, three level, two family duplex dwelling. This is an all brick structure. The building will be moved over three inches on the south side. We also are bringing the height down six inches. These changes are being done to satisfy the neighbors' requests. There are three bedrooms on each side. The basement consists of a recreation room, powder room with large adjacent closet, and garage. The first floor living area in each unit is proposed to consist of a living room with fireplace and dining room at the front of the dwelling, and a powder room with adjacent pantry and an 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 a full ensuite master bedroom and laundry at the front of the dwelling and two additional bedrooms that

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share a second full bathroom at the rear of the dwelling. The bay windows will be cut back by 1'2". Earth tone brick will be used for the exterior.

David Spatz, Planner, 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 north  
Bottom left-to the south  
Bottom right-across the street

One D variance for FAR is required. Two family dwellings are permitted in this zone. The current structure is in poor condition. We exceed building coverage by 214 square feet. The setbacks are close to conforming. Parking is being provided on site. The height is consistent with the neighborhood.

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

K. Kim, 2190 Linwood Avenue, Fort Lee stated you are moving the building three inches and lowering it six feet. I would like to see the building lowered more than six inches.

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 for approval to construct a Two Unit Dwelling.

**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

Mr. Cereste stated the applicant would like to use the third floor as a home office. This is a use variance. No customers will visit the office.

**Exhibits:**

A1-SitePlan revised March 11, 2019, 9 pages  
A2-Architectural Plan dated March 22, 2019, 4 pages  
A3-Photographs by David Spatz, 4 photos

Peter Pulice, Architect, 344 Broad Avenue, Leonia was sworn in and his credentials accepted by Chairman Sugarman.

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Mr. Pulice stated this is a three-story residential building. We are eliminating 5 bedrooms and converting them to an office, assistant's office, conference room and bathroom. Mr. Pulice met with the Construction Official on July 1, 2019. No lighting will be added to the structure.

D2-Proposed sign – This is an identification ground sign. The sign is five feet wide by three feet six inches tall. The lettering is eight inches tall. The illumination is LED. It will be on a time clock. It complies with the sign ordinance. Three people will work there.

Chairman Sugarman asked for questions from the Board.

Mr. Silver asked why have a conference room if nobody from the public is coming in.

Mr. Pulice stated this is for the employees. This would be a stipulation of approval.

The sign would go off no later than 8 PM.

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

Adele Robels, 1017 Palisade Avenue, Fort Lee asked why do they need a big sign?

Chairman Sugarman stated because they get numerous deliveries.

Mr. Cereste stated the house is setback 100 feet.

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

Mr. Collazuol stated this is on the westerly side of Palisade Avenue.

Exhibit A4-area map-cover sheet

Survey-this site is 100 wide by 185 deep. There is a detached garage in the rear and a central walkway and island. There are numerous trees throughout the site. There are eight parking spaces required for both uses.

Exhibit A5-Landscaping-colored landscaping plan. There are no new trees proposed.

Michael Jovishoff's and the Neglia Engineering memorandums have been reviewed.

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

Adele Robels, 1017 Palisade Avenue, Fort Lee, asked what packages and deliveries will be delivered there.

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Chairman Sugarman responded these will be documents.

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 south

Bottom left-to the south

Bottom right-to the north, showing a Doctor's office

This is a use and sign variance. The lot is two and a half times the size of what is required. This is just a refit. There's no need for additional parking. The sign is reduced in size as to what is permitted. There is nothing substantially negative. No clients will come to the office. The positive impact outweighs anything negative.

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

Adele Robels asked why does this require a variance.

Chairman Sugarman stated the owner is trying to do everything the right way asking for a variance.

Adele Robels stated I think this sign and mixed use will bring a different look to this block and have a negative impact. This would be visually not pleasing. I don't feel the sign is necessary.

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 for Preliminary & Final Major Site Plan approval.

**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

This application is carried to the meeting of July 23, 2019. No further notice is necessary, time is waived.

**Docket #17-19**, Rock Solid Built LLC, 471 Catherine Street, Block 3654, Lot 8 Two Unit Dwelling

This application is carried to the meeting of July 23, 2019. No further notice is necessary, time is waived.

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**Docket #18-19**, Rock Solid Built LLC, 1658 Maple Street, Block 3560, Lot 6 Two Unit Dwelling

This application is carried to the meeting of July 23, 2019. No further notice is necessary, time is waived.

**ADJOURNMENT**

It was moved by Mr. Silver, seconded by Mr. Joh to adjourn the meeting at 10:20 p.m.

Respectfully submitted,

Linda Garofalo

Linda Garofalo  
Recording Secretary