

SPECIAL MEETING
FORT LEE BOARD OF ADJUSTMENT

July 20, 2020

Present: H. Joh, G. Makroulakis, D, Conway, H. Liapes, F. Yook, S. Tropea, D. Sugarman

Absent: J. Nitti, J. Silver

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

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.

Chairman Sugarman stated Mr. Tropea and Mr. Yook are voting members tonight.

Public Hearings

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

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

Mr. Macri, Esquire stated the applicant is proposing to demolish an existing 2 ½ story frame dwelling and construct a new three-story two-family dwelling.

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

Exhibit A1-Plans prepared by Mr. Martins

Mr. Martins stated the lot is slightly under 5,000 square feet. There is an existing 2 1/2 story frame dwelling and garage on the property. There is also a retaining wall on the site.

Page 2-ZBA Minutes-July 20, 2020

They would like to build a three-story two-family structure. The building will be setback 2 feet to the main line of the building. We are maintaining the existing grading. There will be culterc retainage systems under the driveways.

Landscaping-The proposal is to remove the two existing trees in the rear yard. Two redbud trees are proposed, one in the left side of the front yard, the other to the right rear corner of the property.

There will be two planting areas in the front yard each located between the driveways. A grouping of 10 Andorra Juniper plantings, two Azalea plants will be planted in the left planting area. The right side planting area in the front yard will contain four Andorra Juniper plants and two Azalea plants grouped around the existing tree. A line of Dwarf Japanese Holly plantings are proposed in the planting strip between the driveways.

Landscaping in the side yards will include lines of Andorra Juniper plantings adjacent to the unit entry stairs and porch on each side of the dwelling. Seven plants are proposed adjacent to the right stairs and porch and six plants adjacent to the left stairs and porch. Lines of Meyers Yews are proposed from the rear of the porches to the end of the dwelling in both side yards, and are located adjacent to the side lot lines.

In the rear yard there will be a line of Arborvitae plants along the right lot line and along the right portion of the rear lot line surrounding the proposed Redbud tree. A row of four Arborvitae plants is proposed along the left lot line in the rear yard.

The redbud tree will be replaced with something similar.

The driveways will be decreased by 4 inches. The fences are on adjoining properties and will remain. We will comply with the Neglia report.

Chairman Sugarman asked for questions from the Board.

Mr. Makrouakis asked if there is a fence where the apartment house is.

Mr. Martins stated yes, and it will remain.

Mr. Jovishoff asked to the fence easement on the North side of the property.

Mr. Martins stated our garage encroaches on the neighbor's property. When removed, the fence will remain.

Chairman Sugarman asked for questions from the public.

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

Exhibit A2-Plans dated February 20, 2020, last revised March 20, 2020.

Page 3-ZBA Minutes-July 20, 2020

Mr. Cocoros stated the proposal is for a side by side two family dwelling. The building is three levels, three bedrooms on each side.

Site lighting will be above the garage doors, sliding glass doors and kitchen.

The aerial view was shown on the screen.

Sheet A1 shows the floor plans. This is an all brick structure.

Sheet A2 is the floor plans which include an oversized garage and 17.4” driveways.

The basement will include a recreation room, powder room, and on the upper level at the front, a utility room, stair access to the upper floors, and a garage.

The first floor in each unit will consist of a living room and a dining room at the front of the dwelling, and an open plan combined kitchen, eating area and family area, as well as a powder room, at the rear of the dwelling.

The second floor is proposed to include a master bedroom with ensuite full bathroom at the front of the dwelling and two additional bedrooms that share a second full bathroom, as well as a laundry closet, at the rear of the dwelling.

Chairman Sugarman asked for questions from the Board.

Mr. Jovishoff stated my plans are different from what is shown.

Mr. Cocoros will submit the revised plans including the lighting fixtures.

Mr. Jovishoff asked if the lighting on the decks will be shielded.

Mr. Cocoros stated whatever comes with the lights.

David Spatz, Planner, 50 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 showing two family dwelling

Top right-Adjacent to our property showing multi family building

Bottom left-to the North

Bottom right-across the street

Mr. Spatz stated we are in the R3A zone which permits two family dwellings. Two D variances and C variances are required. A conforming amount of parking can be provided on site. Drainage will be contained on the property. There are older and newer two families in the neighborhood. We are at a similar setback in the rear as the other dwelling on the side. We

Page 4-ZBA Minutes-July 20, 2020

exceed the lot coverage by 737 square feet. There will be a generous amount of landscaping. The positive impact outweighs anything negative.

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

Mr. Macri made his closing statement.

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

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

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

Mr. Martins stated this is a permitted use.

Exhibit A1-Plans prepared by Mr. Martins.

This property is located on the Northerly side of Westview Place. There are no curbs. The site is relatively flat. We are proposing to demolish the existing structure and construct a new three-story two-family dwelling. There will be decks in the rear of the property.

Landscaping Plan-Improvements will be made at the front left corner. The applicant is not proposing to remove any of the trees. The existing hedge in the front yard will be removed.

An Eastern Redbud tree will be planted in the front of the entry stairs on the left side of the front yard. In the left planting area, groupings of 13 and 15 Andorra Juniper plants are proposed in a staggered pattern. The Juniper plants extend along the front lot line and along the sides of the entry stairs. Japanese Holly plants are proposed in the planting strip between the driveways. Lines of Meyers Yews are proposed in each side yard, located adjacent to the side lot lines. The rear yard is proposed to contain a continuous line of Arborvitae plants extending along the side and rear lot lines and surrounding the existing tree.

The redbud tree will be replaced. The fence will be replaced.

The Neglia report will be complied with.

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.

Exhibit A2-Plans dated October 14, 2019, revised March 20, 2020.

Page 4-ZBA Minutes-July 20, 2020

Mr. Cocoros stated the lot is slightly irregular. We propose a two-family side-by-side dwelling. We have a 16 foot driveway on each side. There will be a planting strip. The proposal is for three bedrooms on each side.

The basement is proposed to include a recreation room, powder room, and stair access to the upper floors. On the upper level at the front, a utility room and garage are proposed.

The first floor living area in each unit to consist of a living room and a dining room at the front of the dwelling, and a powder room and pantry. An open plan combined kitchen, eating area and family area at the rear of the dwelling.

The second floor living area is proposed to include a master bedroom with ensuite full bathroom and laundry closet at the front of the dwelling. Two additional bedrooms that share a second full bathroom are proposed at the rear of the dwelling.

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

David Spatz, Planner, 50 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 and surrounding area

Top right-to the right

Bottom left-to the left

Bottom right-across the street

Mr. Spatz stated we are in the R3A zone which permits two family homes. There is also a three family home in the neighborhood. Two D variances and C variances are needed. All drainage will be provided on site. We are replacing an older structure. The lot can handle a slightly larger building. We are similar to the homes in the neighborhood. We are providing drainage on the property. There is nothing substantially negative. We have a conforming amount of parking.

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

Mr. Macri made his closing statement.

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

ADJOURNMENT

It was moved by Mr. Liapes, seconded by Mr. Joh to adjourn the meeting at 8:27 p.m.

Page 5-ZBA Minutes-July 20, 2020

Respectfully submitted,

Linda Garofalo

Linda Garofalo

Recording Secretary