

FORT LEE BOARD OF ADJUSTMENT

July 23, 2019

Present: H. Joh, G. Makroulakis, D. Conway, H. Liapes, D. Starace, D. Sugarman

Absent: J. Nitti, J. Silver, F. Yook

Present: J. Mariniello Jr., Esq., K. Puniello, 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. Conway and passed on a vote of 6-0 by members Joh, Makroulakis, Conway, Liapes, Starace and Sugarman to approve the minutes of the meeting of July 9, 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 Sugarman stated this memorialization has been carried to the meeting of August 13, 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

Chairman Sugarman stated this memorialization has been carried to the meeting of August 13, 2019

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Docket #8-19, M& J LLC, 1629 Parker Avenue & 1624 Palisade Avenue, Block 4351, Lots 6 & 11, Preliminary & Final Major Site Plan – Three (3) Story Mixed Use Shopping Center

It was moved by Mr. Makroulakis, seconded by Mr. Conway and passed on a vote of 4-0 by members Makroulakis, Conway, Liapes and Sugarman to grant the applicant Preliminary & Final Major Site Plan approval. Mr. Joh abstained from the vote.

Docket #15-19, Juanita Geronimo, 1025 Palisade Avenue, 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

It was moved by Mr. Conway, seconded by Mr. Makroulakis and passed on a vote of 5-0 by members Joh, Makroulakis, Conway, Liapes and Sugarman to grant the applicant Preliminary & Final Major Site Plan approval.

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

Chairman Sugarman stated this memorialization has been carried to the meeting of August 13, 2019

Acceptance/Completeness

Docket #21-19, 1079 Palisade Avenue, LLC, 1079 Palisade Avenue, Block 853, Lot 4, Preliminary & Final Major Site Plan – Mixed Use Building – Office & Residential

It was moved by Mr. Liapes, seconded by Mr. Makroulakis and passed on a vote of 6-0 by members Joh, Makroulakis, Conway, Liapes, Starae and Sugarman to deem the application complete. Mr. Macri will call the Board office for a hearing date.

Public Hearing

Docket#42-18, 2130 Center Avenue, LLC, 2130 Center Avenue, Block 5952, Lot 1, Preliminary & 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 August 27, 2019. No further notice is necessary, time is waived for the Board to act.

Docket #5-19, Smile Building, LLC, 1440 Bergen Boulevard, Block 2752, Lot 8, Preliminary & Final Major Site Plan – Expansion of Auto Body Repair Shop

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Chairman Sugarman stated this application is carried to the meeting of September 10, 2019. No further notice is necessary, time is waived for the Board to act.

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

Chairman Sugarman stated this application has been withdrawn without prejudice.

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

Chairman Sugarman stated this application has been withdrawn without prejudice.

Mr. Yook arrived at 8:00 pm.

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

Mr. Cereste stated this application has been before this Board of several occasions.

Exhibits:

A1-Site plan dated March 21, 2019

A2-Architectural plan

A3-Photo Board of site and surrounding area

A4-survey dated March 15, 2019

A5-Series of 5 photographs

A6-Site plan showing addition in color

Albert Arbg1, member of congregation, stated this congregation was founded approximately 30 years ago. There are about 50 members in the congregation. There are less women than men.

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

Mark Martins, Engineer, 55 Walnut Street, Norwood was sworn in and his credentials accepted by Chairman Sugarman. Mr. Martins stated we would like to make the second floor the same size as the ground floor. There would also be an addition to the basement. The applicant is proposing to expand the second floor of the building over the existing first floor footprint. They are also proposing to excavate the basement area in order to relocate the kitchen under the patio. The basement will contain a fellowship hall, relocated kitchen, restrooms and Mikveh facility. No changes are proposed on the ground floor. The second floor will contain an expanded multipurpose room and separate children's play area.

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We plan to connect to the existing roof drains. HVAC to be located on top of the roof deck. Mr. Martins reviewed the reports from Mr. Jovishoff and the Engineer's report.

Chairman Sugarman asked for questions from the Board.

Mr. Juzmeski asked if the A/C unit will be screened.

Mr. Martins stated yes.

Kathleen Arnold, 309 Tom Hunter Road, Fort Lee stated she would like to talk about the wall that is on their property.

Mr. Martins stated we have no objection, this is your wall and it will not be touched.

Arestis Valelia, Architect, 58 Madison Street, West New York was sworn in and his credentials accepted by Chairman Sugarman. The second floor women's and children's area is inadequate. The kitchen in the basement is too small.

Sheet D5 shows the floor plan. We'd like to maintain the same look as we have now.

Chairman Sugarman asked for questions from the Board.

Mr. Makroulakis asked if the building is sprinklered.

Mr. Valelia stated no, we would analyze with the Engineers to see if it's required.

Mr. Makroulakis read the letter from the Fire Department dated May 7, 2019 stating that sprinklers are required.

Mr. Valelia agreed.

David Spatz, 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-entrance to building

Top right-residential to the right

Bottom left-looking from Center Street

Bottom right-to the north, showing garden apartments

This will be an improved use of the building. There is nothing adverse. The additions will not go into the setbacks. The FAR is increased by 0.1. The positive outweighs anything that might be considered negative. There's no need for additional parking.

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

Gunther Arnold, 309 Tom Hunter Road, Fort Lee stated we have building codes. What is the requirement as far as space between structures?

David Spatz stated nothing will be closer than it is now.

Mr. Cereste made his closing statement.

It was moved by Mr. Joh, seconded by Mr. Liapes and passed on a vote of 7-0 by members Joh, Makroulakis, Conway, Liapes, Yook, Starace and Sugarman for Preliminary & Final Major Site Plan approval.

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

Mr. Cereste stated the property is in the R2 zone. The applicant would like to demolish the dwelling and construct a two-family home. There are 3 D variances.

Mark Martins, Engineer, 55 Walnut Street, Norwood was sworn in and his credentials accepted by Chairman Sugarman. This is a 50 X 100 lot. The lot slopes from left down to the right. We propose to remove the existing structure.

Exhibit A8 - colorized site plan. The wall will be removed and reconstructed to be 3 feet high. Sheet 2 – landscaping – Four trees in the side and rear yards are proposed to be removed. The applicant is proposing to plant two eastern redbud trees at the front corners of the property. In the planting strip there will be 11 boxwoods plants. A line of 14 boxwoods is proposed along the left lot line in the front yard, 11 junipers are proposed along the right lot line in the front yard. In the side yards there will be lines of yews. In the rear yard there will be 2 dogwood trees and 17 arborvitae plants. Three additional yew plants are proposed along the right lot line in the rear yard.

The Neglia and Mr. Jovishoff's reports were reviewed.

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

Robert Zampolin, 187 Fairview Avenue, Westwood was sworn in and his credentials accepted by Chairman Sugarman.

Exhibit A2-floor plan
Sheet A2-second floor plan

The ground floor of each unit is proposed to consist of a recreation room, powder room with large adjacent closet, a mechanical room, and garage. The first floor living area will consist of a

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living room with fireplace and dining room at the front of the dwelling, and a powder room with adjacent closet and open plan kitchen with a breakfast room at the rear of the dwelling. The second floor living area is proposed to consist of three bedrooms, including a master bedroom with ensuite master bathroom and walk-in closet at the front of the dwelling and two additional bedrooms that share a second full bathroom and laundry at the rear of the dwelling.

Chairman Sugarman asked for questions from the Board.

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, showing a 3 family home

Bottom left-to the left, showing a 2 family home

Bottom right-across the street

We are at the same density as the surrounding properties. This is in an appropriate location. The property can support what we are proposing. We are consistent with the neighborhood. There will be landscaping to screen the property. We are providing drainage and parking on site.

Chairman Sugarman asked for questions from the Board.

Mr. Cereste made his closing statement.

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

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

Mr. Cereste stated this house is in the R3zone. This is a duplex.

Mark Martins, Engineer, 58 Walnut Street, Norwood was sworn in and his credentials accepted by Chairman Sugarman.

Exhibit A7-colored site plan

There is an existing 2 family frame dwelling and a detached structure in the back. We propose to demolish these and construct a two-family dwelling. There will be two driveways with a planting strip. Utilities will be run underground.

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Landscaping plan – 12 existing trees in the front, side and rear yards are proposed to be removed. The applicant is proposing two flowering dogwood trees at the front corners of the property. The planting strip will contain 11 boxwood plants and 13 junipers. In the side yards there will be lines of yews. In the rear yard there will be two redbud trees as well as 25 arborvitae. Five existing trees will be retained in the rear yard. The A/C units will be in the rear.

Chairman Sugarman asked for questions from the Board.

Robert Zampolin, Architect, 187 Fairview Avenue, Westwood was sworn in and his credentials accepted by Chairman Sugarman.

Exhibit A2 – ground floor and 1st floor plan – The ground floor is proposed to consist of a recreation room, exercise room, powder room, storage room and mechanical room. The first floor living area will have a living room and dining room at the front of the dwelling, and a powder room, open plan kitchen, breakfast room and family room at the rear of the dwelling.

The second floor living area is proposed to consist of three bedrooms, including a master bedroom and full ensuite bathroom and walk-in closet at the front of the dwelling. There is an office and bedroom, which share a full bathroom, laundry and one additional bathroom with ensuite bathroom at the rear of the dwelling.

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.

Exhibit A3-Photo Board of Site and Surrounding Area

Top left-subject property
Top right-to the right
Bottom left-to the left
Bottom right-across the street

There are two D variances. The lot can accommodate the additional FAR. We are consistent in height. The only bulk variance is for the side yards. The rear is conforming. The positive criteria is met. There are two driveways being provided.

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

Mr. Cereste made his closing statement.

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

ADJOURNMENT

It was moved by Mr. Makroulakis, seconded by Mr. Liapes to adjourn the meeting at 9:25 p.m.

Respectfully submitted,

Linda Garofalo

Linda Garofalo
Recording Secretary