

SPECIAL MEETING
FORT LEE BOARD OF ADJUSTMENT

August 3, 2020

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

Absent: J. Silver

Present: Nylema Nabbie, 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. Yook is a voting member tonight.

Public Hearings

Docket #10-20, 2200 Mackay, LLC, 2200 Mackay Avenue, Block 5951, Lot 14, Two Unit Dwelling

Mr. Macri stated the proposal is to demolish the existing dwelling and replace it with a two-family dwelling.

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

Exhibit A1-Plans dated June 30, 2020 – the property is located on the easterly side of Mackay Avenue. There is an existing 1 ½ story brick dwelling on the property. The front to the rear drops off 16 feet. We are removing all structures.

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Site Plan-the driveway will be pitched out towards the street. Drainage will be handled by a cultec system to be installed under each driveway. Utilities to be underground, except the electric and telecom.

Sheet 2-Landscaping Plan-the applicant is proposing to remove the existing 7 trees and plant a total of three replacement trees to be located at the corners of the rear yard, and the right corner of the property. In the front yard, one Eastern Redbud tree is proposed. In the rear yard, two Flowering Dogwood trees are proposed.

Additional plants will consist of lines of 22 and 23 Lilyturf plants in the left and right sides, respectively. A double line of 22 Dwarf Japanese Holly plantings are proposed in the planting strip between the driveways. Lines of 18 and 19 Meyers Yew plants are proposed in the left and right side yards. In the rear yard there will be 20 Arborvitae extending in a line along the rear.

The Neglia report dated July 29, 2020 has been reviewed and will be complied with except the drainage in the rear yard.

Chairman Sugarman asked for questions from the Board.

Mr. Makroulakis stated on your proposal, it says the building will be four stories. Will it be sprinklered.

Mr. Martins stated the Architect can answer this question.

Mr. Jovishoff asked if the rear yard will be filled with less than two feet.

Mr. Martins stated yes.

Mr. Juzmeski stated regarding the runoff in the rear, can you take another look at this. The cultec system needs to be looked at.

Mr. Martins stated we will do this.

Chairman Sugarman asked for questions from the public.

Vinny Spina, 2186 Linwood Avenue, Fort Lee stated she was under the impression that all the trees in the back were being removed. She asked if the one remaining tree could be removed also.

Mr. Martins stated I will speak to the developer about this.

Mr. Jovishoff stated I would agree to removing this tree.

Mr. Macri stated we will remove the tree.

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Dimitri Podlubny, 2208 Mackay Avenue, Fort Lee stated I am the next door neighbor. We are in a duplex also. We have no objection to a two-family. This structure will be monstrous. Is it possible to change the height from four to three stories.

Mr. Martins stated from the street level, it will look like your house.

Chairman Sugarman stated the Architect will address this.

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

Mr. Cocoros stated we are proposing a side by side two-family dwelling. The building is a three level configuration at front, four story elevation at rear.

Exhibit A2-Plans prepared by Vassilios Cocoros.

Sheet A1-shows the front and rear.

The building will be sprinklered. We have ample setbacks between the two buildings.

Sheet A2-The sub-basement of each unit occupies the rear half of the dwelling footprint. There will be a recreation room and storage room.

The basement will consist of a recreation room, a powder room with adjoining walk-in closet, a utility room and a hallway and the garage at the front of the dwelling.

The first floor living area in each unit is proposed to consist of a living room, a dining room, and a powder room at the front of the dwelling, and an open plan kitchen and eating area at the rear of the dwelling.

The second floor eating area in each unit will include three bedrooms, including a master bedroom with an ensuite bathroom at the front of the dwelling. There are two additional bedrooms at the rear of the dwelling that share a second full bathroom and a laundry area.

The configuration is typical for a side by side dwelling.

Lighting-residential type light fixtures to be used.

This will be an all brick structure. The building footprint is under 40%.

Chairman Sugarman asked for questions from the Board.

Mr. Makroulakis asked if they talked to Fire Prevention.

Mr. Cocoros stated a residential type fire system will be used. We will meet the code.

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Mr. Makroulakis stated he would like the Board to see a copy of the letter from Fire Prevention.

Chairman Sugarman stated when Mr. Curry returns from vacation they will agree on the type of sprinkler system to be used.

Mr. Jovishoff stated the driveways are 18 feet with a 3 ½ foot planting strip.

Mr. Cocoros stated I think 3 foot 8 inches is adequate.

Mr. Liapes asked if there is a bathroom in the sub-basement.

Mr. Cocoros stated no.

Chairman Sugarman asked for questions from the public.

Vinny Spina asked is there anything the Architect can do to lower the height to address the concerns of 2208 Mackay Avenue.

Mr. Cocoros stated we have reduced the height from the prior plan. Our setback is 9 feet 10 inches to the main building.

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, 1 ½ story single family dwelling
Top right-to the right, newer two-family homes
Bottom left-older two family, wider than ours
Bottom right-across the street, two-family homes

Mr. Spatz stated we are located in the R3 District which permits two-family homes. Two D variances and C variances are required. Drainage improvements being done to the property. There is a conforming amount of parking. The property can handle the increased FAR. We are three stories in height. The property has a slight slope to the rear. The height is consistent with the neighborhood. We meet the purposes of zoning. There will be improvements of tree removal and additional landscaping. There are sufficient setbacks. The two C variances can be granted. The positive criteria outweighs anything that could be considered negative.

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

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

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Docket #15-20, 2289 Center, LLC, 2289 Center Avenue, Block 6051, Lot 10, Preliminary & Final Major Site Plan – Three Unit Dwelling

This application has been carried to the Meeting of **September 8, 2020**. No further notice is necessary, time is waived for the Board to act.

Docket #18-20, 319 Slocum, LLC, 319 Slocum Way, Block 3952, Lot 9, Two Unit Dwelling

Mr. Macri stated the applicant plans to demolish the existing 1 ½ story dwelling and construct a three-story, two-family dwelling on the property located in the R2 One-Family District.

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

Exhibit A1-Plans submitted to the Board

The property is on the North side of Slocum Way. The driveways will be pitched toward the street.

Cultec systems to be installed under each driveway.

We are proposing underground utilities.

We are trying to preserve the trees.

Mr. Macri asked if the Neglia report was reviewed.

Mr. Martins stated yes, we will comply.

Chairman Sugarman asked for questions from the Board.

Mr. Nitti asked how many trees are coming down.

Mr. Martins stated four in the front and two in the back will remain. We are adding two.

Mr. Jovishoff stated you are taking down two trees and replacing with two. Steps are wide on the left side, can they be narrowed.

Mr. Martins stated yes, we can and then add a wall and plantings.

Mr. Jovishoff stated please disregard that comment.

Mr. Juzmeski stated in the back you need to get drainage to the front.

Mr. Martins stated we will look into that.

Chairman Sugarman asked for questions from the public.

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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 two-family dwelling.

Exhibit A2-plans-sheet A2-two sheets, last revised February 27, 2020. The site lighting will be on two levels of the house.

The building will be all brick.

Floor plan-The basement is proposed to consist of a recreation room at the rear, a second room designated "home office" a powder room with adjacent large closet, a utility room, stairs to the upper floors in the center of the dwelling, and a garage at the front of the dwelling.

The first floor living area in both units is proposed to consist of a living room at the front of the dwelling, a dining room with a bay window to the side yard, a powder room and walk-in closet, and open plan kitchen and eating area combination at the rear of the dwelling.

The second floor living area in each unit is proposed to consist of a total of four bedrooms. This includes a master bedroom with an ensuite master bathroom and a bay window at the rear of the dwelling. In addition there are two bedrooms at the front of the dwelling, and one bedroom with a bay window and an ensuite full bathroom in the center of the dwelling. There is also a laundry area and additional full bathroom.

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.

ExhibitA3-Photo Board of Site and Surrounding Area

Top left-subject property

Top right-to the right, older two-family and newer

Bottom left-to the left

Bottom right-across the street, older two-family homes

We are in the R2 zone, this does not permit two family homes. The property is well suited for a two-family. It is consistent with the development. We are 75 feet wide. The property can support the increase in FAR. All drainage is being handled on site. We have a conforming amount of parking on the site. We are consistent with the two-family adjacent to us. We meet the purposes of zoning. The proposal fits in with the neighborhood. The D variances can be granted. The two C variances can be granted. There is nothing substantially negative. We are an improvement as to what exists on the property. The variances can be granted.

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

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Christina Lee, 315 Slocum Way, Fort Lee asked if they are leaving the tree on the right. It is very large.

Mr. Martins stated yes, it will remain.

Mr. Martins stated you can discuss this with the builder.

Mr. Macri stated the tree will remain.

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

ADJOURNMENT

It was moved by Mr. Makroulakis, seconded by Mr. Joh to adjourn the meeting at 8:42 p.m.

Respectfully submitted,

Linda Garofalo

Linda Garofalo

Recording Secretary