

FORT LEE BOARD OF ADJUSTMENT

August 8, 2023

Present: H. Liapes, J. Nitti, H. Joh, S. Tropea, E. Hong

Absent: D. Conway, L. Pacheco, J. Luppino, D. Sugarman

Present: J. Mariniello, Jr., Esq., D. Juzmeski, Neglia Eng.

Vice Chairman Liapes called the meeting to order at 7:33 p.m.

NOTICE OF MEETING: The Vice 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 2023.

Approval of Minutes

It was moved by Mr. Joh, seconded by Mr. Tropea and passed on a vote of 4-0 by members Liapes, Joh, Tropea and Hong to approve the minutes of the meeting of July 25, 2023.

Memorialization

Docket #18-23, Phil Art Studios SCI TOEF, Inc., 1605 Palisade Avenue, Block 4252, Lot 13, Amended Preliminary & Final Major Site Plan – Art Studio – Two Story Building Over Parking

It was moved by Mr. Joh, seconded by Mr. Hong and passed on a vote of 4-0 by members Liapes, Joh, Tropea and Hong to grant the applicant Amended Preliminary & Final Major Site Plan approval for an Art Studio and Two Story Building Over Parking.

Acceptance/Completeness

Docket #22-23, Eun Ju Hong & Yu S. Hong, 1414 Fourteenth Street, Block 2251, Lot 7, Two Unit Dwelling

It was moved by Mr. Nitti, seconded by Mr. Joh and passed on a vote of 4-0 by members Liapes, Nitti, Joh and Tropea to deem the application complete. The applicant will call for a hearing date. Ms. Hong is recused from this application.

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Public Hearing

Docket #44-22, Kate Fazzini, 1655 Maple Street, Block 3558, Lot 9, Enclosed Deck for Single Family Dwelling

Vice Chairman Liapes stated this application is carried to a future date. Notices will be sent.

Docket #19-23, 136 Myrtle Avenue, LLC, 136 Myrtle Avenue, Block 6855, Lot 1, Preliminary & Final Major Site Plan – Four Unit Dwelling

Mr. Macri stated this property is in the R6 mid-rise apartment zone.

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

Exhibit A1-colorized plans. The total lot is 7,148 square feet. We propose to remove all existing structures on the property. Four units are proposed. The driveways and garages go out to 7th Street. Utilities will be out to 7th Street. Electric will be run underground.

We propose to remove two trees and plant three trees. Foundation planting will be planted along Myrtle Avenue.

The Neglia report dated August 2, 2023 will be complied with.

Vice Chairman Liapes asked for questions from the Board.

Mr. Juzmeski asked what is between the curb and the stairway?

Mr. Martins stated planting or gravel.

Mr. Juzmeski asked to the piece in the corner? Will there be a waiver and easement?

Mr. Martins stated yes.

Vice Chairman Liapes asked for questions from the public.

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

Mr. Cocoros stated the proposal is for a 4 unit dwelling on Myrtle Avenue. This is a four level configuration. There will be a 2 car driveway and one car garage for each unit. The lights will be LED at the entry doors. They will also be installed at the rooftop, above the sliding glass doors and at the rear doors out from the ground floor. This is a brick structure with bay windows and stucco. The front elevation on 7th Street and the windows have 4 different materials.

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Sheet A2-ground floor shows a 2 car driveway under the building and a 1 car garage and a trash and recycling area. In the front there is an entry foyer, closet, recreation room, bathroom and a door to the back where the AC is.

Sheet A3-this is the same as was submitted to the Board. This shows the second floor and has a living room, dining room, eating area and kitchen. The next floor has a master bedroom and 2 additional bedrooms, walk in closet, laundry, closet, and a shared bathroom. The staircase goes to the roof where there is a bathroom, hall, balcony, attic area, guest bedroom and a small wetbar. The walkways can be reduced by one foot each to add additional plantings.

Vice Chairman Liapes asked for questions from the Board.

Mr. Mariniello asked if units A & B are mirrored and C & D are mirrored?

Mr. Cocoros stated yes.

Mr. Joh asked what is the ground floor egress door for?

Mr. Cocoros stated it is for access to the back and the AC unit.

Mr. Joh asked about the rooftop guest bedroom, bath and deck. Is the bathroom a full bath?

Mr. Cocoros stated these units have four bedrooms and four full bathrooms and one half bath in each. This neighborhood is all multi-family.

Vice Chairman Liapes asked for questions from the public.

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

Exhibit A2-Photo Board of Site and Surrounding Area

Top left-subject property

Top right-looking from Myrtle Avenue

Bottom left-to the east, 16 unit garden apartment

Bottom right-to the opposite side of 7th Street

We are in the R6 zone and this is a permitted use. There are 2 D variances and variances for height, setbacks and lot coverage. The site is well suited for what we are proposing. Drainage improvements are being provided. The zone permits the townhouse units. We are surrounded by multi-family homes. The property can support the increased density. The height is consistent with the neighborhood. There are three and five story homes in the area. The rear yard has a parking lot behind us. A fence will be installed. The setbacks are similar to what is on site. We have a conforming amount of parking on site.

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Mr. Mariniello asked if the bottom right photo is across the street?

Mr. Spatz stated yes and this is a different zone.

Vice Chairman Liapes asked for questions from the Board.

Vice Chairman Liapes asked for questions from the public.

Mr. David Ping, 140 Myrtle Avenue, Fort Lee asked about the parking. Currently this is a 3 family home. This will be a new structure and there is parking on both sides of the street.

Mr. Spatz stated we are providing 12 parking spaces. Each unit has 3 spaces of their own. We meet the standard.

Mr. Ping stated this is going to increase the amount of traffic.

Mr. Spatz state currently there is no parking on site.

Mr. Ping asked if we can reduce the amount of street parking on his side of the street.

Mr. Mariniello stated this Board does not have jurisdiction over parking on the street. You can go to a Mayor and Council meeting to discuss this.

Mr. Joh asked if the client is willing to eliminate the ground floor rear door. I am against this.

Mr. Macri stated we can't. This is needed for access to the AC units.

Vice Chairman Liapes asked for comments from the public.

Sue Wang, 140 Myrtle Avenue, Fort Lee stated my concern is we now will have a 4 family right in my backyard. I have parents that live with us, there is no parking. An ambulance cannot come in.

The Board took a 5 minute recess at 8:20.

Vice Chairman Liapes asked Mr. Macri you need 5 affirmative votes, do you want to vote tonight or carry this for a vote at the next meeting?

Mr. Macri stated yes, I'd like to come back on August 22nd, 2023 for a vote.

Mr. Mariniello stated this application is carried to the meeting of August 22, 2023. No further notice is necessary. Time is waived for the Board to act.

ADJOURNMENT

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It was moved by Mr. Nitti, seconded by Mr. Joh to adjourn the meeting at 8:22 p.m.

Respectfully submitted,

Linda Garofalo

Linda Garofalo
Recording Secretary