

FORT LEE BOARD OF ADJUSTMENT

August 11, 2020

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

Absent: J. Silver

Present: J. Bonica, Esq., M. Jovishoff, Phillips, Preiss, Grygiel, B. Intindola, Neglia Eng.

Chairman Sugarman called the meeting to order at 7:33 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.

Approval of Minutes

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, Tropea and Sugarman to approve the minutes of the meeting of July 28, 2020.

It was moved by Mr. Makroulakis, seconded by Mr. Nitti and passed on a vote of 8-0 by members Nitti, Joh, Makroulakis, Conway, Liapes, Tropea and Sugarman to approve the minutes of the meeting of August 3, 2020.

Memorializations

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

This memorialization is carried to the meeting of August 25, 2020.

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Docket #12-20, Francisco & Adriana Parra, 1093 Anderson Avenue, Block 1154, Lot 20, Addition to Single Family Dwelling

It was moved by Mr. Makroulakis, seconded by Mr. Nitti, and approved on a vote of 7-0 by members Nitti, Joh, Makroulakis, Conway, Liapes, Tropea and Sugarman to grant the applicant approval to construct an Addition to a Single Family Dwelling.

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

This memorialization is carried to the meeting of August 25, 2020.

Docket #20-20, 1630 Center, LLC, 1630 Center Avenue, Block 4152, Lot 3, Preliminary & Final Major Site Plan – Mixed Use – Law Office with Residential

It was moved by Mr. Makroulakis, seconded by Mr. Liapes, and approved on a vote of 7-0 by members Nitti, Joh, Makroulakis, Conway, Liapes, Tropea and Sugarman to grant the applicant Preliminary and Final Major Site Plan approval.

Acceptance/Completeness

Docket 26-20, 1355 15th Street FLNJ, LLC, 1355 Fifteenth Street, Block 2251, Lot 3, Preliminary & Final Major Site Plan – 14 Story, 150 Unit Residential Building

It was moved by Mr. Nitti, seconded by Mr. Makroulakis, and passed on a vote of 7-0 by members Nitti, Makroulakis, Conway, Liapes, Yook, Tropea and Sugarman to deem the application complete. Mr. Kaufman will call the Board office for a hearing date.

Public Hearing

**Docket #11-20, 2100 North Central Road FL, LLC, 2100 North Central Road & 2143 Hudson Terrace, Block 6055, Lots 1 & 2, Amended Preliminary & Final Major Site Plan – Renovation and Conversion of Existing Office Building and Hotel to a Planned Development Group Apartment Building of 316 Residential Units
(continued Public Hearing from the meeting of July 14, 2020)**

Chairman Sugarman stated Mr. Tropea has read the transcript from the July 14, 2020 meeting and is able to vote on this application.

Chairman Sugarman stated Signage is not included with this application.

Jameson Van Eck, Esquire, representing Northbridge Co-Op Inc. entered his appearance.

Matthew Clark, MCB Engineering, 11 Furlow Street, Totowa was sworn in and his credentials accepted by Chairman Sugarman.

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Mr. Clark stated there was a modification to the plan revised July 27, 2020. Sheet 3 of 7 changed note – Building A – driveway is now egress and ingress.

Chairman Sugarman asked for questions from the Board.

Mr. Makroulakis asked if tenants can park at building #2.

Mr. Clark stated no, the parking was distributed back to building #1.

Mr. Conway stated there are 316 units in both buildings, 251 parking spaces.

Mr. Clark stated this is correct.

Mr. Van Eck asked what is the egress width.

Mr. Clark stated 24 feet.

Louis Luglio, Traffic Engineer, 30 Montgomery Street, Jersey City was sworn in and his credentials accepted by Chairman Sugarman.

Mr. Luglio stated he is aware of the change that was made to the site plan. This change will meet the county's objections.

Chairman Sugarman asked if there is access to all the floors from Merkle Street or North Central.

Mr. Luglio stated yes.

Chairman Sugarman asked for questions from the Board.

Mr. Makroulakis asked why can't we use building #2 for some of the parking.

Mr. Luglio stated we are 10 parking spaces short. We have no parking with building #2.

Mr. Makroulakis asked if this includes visitor parking.

Mr. Luglio stated the ratios include visitors.

Mr. Kaufman asked Mr. Luglio why will the building work with less parking spaces.

Mr. Luglio stated in the last 3-5 years there has been less ownership of cars. The building is marketed as having smaller units – studios and one bedrooms. People look at this location for access to the city.

There will be:

Studios 249

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One BR	50
Two BR	<u>17</u>
Total Units	316

Mr. Jovishoff stated under RSIS guest parking requirements there are 158 spaces which are included. RSIS requires identification of where the spaces will be.

Mr. Luglio stated guest parking will be contained in the parking structure. All visitors would come through N. Central Road. Visitors will take public transportation, Uber or Lyft.

Mr. Conway stated he went to 100 Park Place. There are 19 studio apartments, 80% of them have parking spaces. Why can't building B have parking.

Mr. Luglio stated this would require an additional curb cut. Bergen County would not like to see access on Hudson Terrace. This is a small number of spaces.

Chairman Sugarman asked for questions from the Board.

Mr. Intindola stated are the measures used for parking the same as RSIS.

Mr. Luglio stated yes.

Mr. Luglio stated the George Washington Bridge bus terminal is a three block walk.

Mr. Intindola stated you were not aware that they will have a shuttle, does this change your opinion.

Mr. Luglio stated this decreases the number of people that have a vehicle on site.

Mr. Conway stated there are 251 parking spaces in total. How many spaces are ADA.

Mr. Luglio stated it meets the requirements, not sure off the top of my head.

Mr. Conway stated ADA spaces should be taken out of the total count of parking spaces.

Mr. Conway stated will these be assigned spaces.

Mr. Luglio stated a portion of them will be assigned.

Mr. Kaufman stated this is a management decision.

Mr. Van Eck stated he could not find this exhibit. He would like a copy. He asked aren't high-rise parking requirements based on the studio requirements anyway.

Mr. Luglio stated these requirements need to be updated. Now we have much more options for transportation. The nearest bus stations are along Lemoine and in the area. Shuttles are private

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in the area as well. The closest bus station is a few blocks away.

Mr. Van Eck stated ITE standard stated 80% of owners will have vehicles.

Mr. Luglio stated you could interpret it that way. The ITE looks at the unit count, not the bedroom count. The numbers that were used were for a high rise, not a garden apartment.

Mr. Van Eck asked how many spaces are required under the Fort Lee calculations.

Mr. Luglio stated he didn't look into that.

Mr. Van Eck stated two spaces per unit are required by the Fort Lee Ordinance.

Mr. Luglio stated the 251 parking spaces are plenty.

Mr. Van Eck stated 1 Bridge Plaza is to be used for parking.

Mr. Luglio stated yes, that is across the street.

Mr. Van Eck stated this is not included in your application.

Mr. Kaufman stated I don't need site plan approval to determine who can park in a building.

Mr. Van Eck stated if you are sharing parking, have you made provisions for pedestrians.

Mr. Kaufman stated no, that is only for overflow parking.

Mr. Van Eck stated has the applicant sought a waiver.

Mr. Kaufman stated this has been testified to already.

Mr. Van Eck stated did you perform a traffic impact study.

Mr. Luglio stated no.

Mr. Van Eck stated Northbridge is asking for an updated traffic study and gap information.

Chairman Sugarman stated the Board and Board Attorney will look into this.

Mr. Van Eck stated did you study the amount of accidents on Mirkle and N. Central.

Mr. Luglio stated no.

Mr. Van Eck stated did you perform a gap analysis on N. Central.

Mr. Luglio stated no, I did not.

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Mr. Van Eck stated there are 100 bicycle spaces in the garage.

Mr. Luglio stated I'm not sure how many there are.

Mr. Van Eck stated in figure 2 from Mr. Luglio's report on the screen, how will bicycle traffic leave.

Mr. Luglio stated they will go from N. Central to the bus station.

Mr. Van Eck on the site plan dated July 27, 2020, how will bicycles get out of the garage.

Mr. Luglio stated I have not thought about this.

Mr. Van Eck stated what provisions have been made for pedestrians.

Mr. Luglio stated this is based on the existing conditions on the roads today.

Mr. Van Eck stated in figure 3 people will use Uber and Lyft, how many vehicles can be stacked.

Mr. Luglio stated in the semi-circle, probably 6-7 vehicles.

Mr. Van Eck stated how many vehicles can use the loading area.

Mr. Luglio stated one or two.

Mr. Van Eck stated are the zip cars accounted for on site.

Mr. Luglio stated no.

Mr. Van Eck stated sheet 3 – dated July 27, 2020 – are any improvements proposed to the intersection.

Mr. Luglio stated no.

Mr. Van Eck stated have you looked into a traffic light at the intersection.

Mr. Luglio stated no.

Mr. Luglio stated he is doing this call in his car because he has no power. He has about 10 minutes of power left.

Mr. Kaufman stated there were several questions that were factual.

Ms. Gabrielle Laconte, 200 Washington Street, Hoboken was sworn in.

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Ms. Laconte stated we plan on having shuttle buses in the AM and PM. There is common ownership of 1 Bridge Plaza and 2100 N. Central.

Mr. Van Eck stated are these different owners.

Ms. Laconte stated they are different LLC's.

Chairman Sugarman stated this application is carried to the meeting of **September 8, 2020**. No further notice is necessary, time is waived for the Board to act.

ADJOURNMENT

It was moved by Mr. Makroulakis, seconded by Mr. Yook, to adjourn the meeting at 9:40 p.m.

Respectfully submitted,

Linda Garofalo

Linda Garofalo
Recording Secretary