

FORT LEE BOARD OF ADJUSTMENT

August 13, 2019

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

Absent: J. Nitti, P. Yook

Present: Brian Chewcaskie, Esq., Jason Bonica, Esq., M. Jovishoff, Phillips, Preiss, Grygiel, P. Carberry, Neglia Eng.

Chairman Sugarman called the meeting to order at 7:35 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 23, 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

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

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

Page 2-ZBA Minutes-August 13, 2019

It was moved by Mr. Liapes, seconded by Mr. Makroulakis and passed on a vote of 6-0 by members Joh, Makroulakis, Conway, Liapes, Starace and Sugarman to grant the applicant Preliminary & Final Major Site Plan approval.

Docket #16-19, Sephardic Congregation of Fort Lee, Inc., 313 Tom Hunter Road, Block 3951, Lot 7, Preliminary and Final Major Site Plan – Expansion of Basement and Second Floor

Chairman Sugarman stated this memorialization is carried to the meeting of August 27, 2019.

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

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

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

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 grant the applicant approval to construct a Two Unit Dwelling.

Docket #19-19, 2148 Linwood LLC, 2193 Linwood Avenue, Block 5852, Lot 8, Two Unit Dwelling

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

Public Hearing

Docket #12-19, 2400 Apartment Corporation, 2400 Hudson Terrace, Block 7159, Lot 7, Preliminary and Final Major Site Plan – Amenity Addition onto the Existing Plaza

Chairman Sugarman stated this application is carried to the meeting of September 24, 2019. No further notice is necessary. Time is waived for the Board to act.

Docket #20-19, 1480 Fifteenth LLC, 1480 Fifteenth Street, Block 3051, Lot 19, Two Unit Dwelling

Page 3-ZBA Minutes-August 13, 2019

Mark Martins, Engineer, 55 Walnut Street, Norwood was sworn in and his credentials accepted by Chairman Sugarman. The property is 50 x 100. We propose to remove all existing improvements and construct a 2 ½ story side by side duplex dwelling.

Exhibit A1-3 sheets dated June 6, 2019.

We propose two seepage pits under each driveway.

Sheet 2 – Landscaping Plan – Two existing trees in the front yard are proposed to be removed. The applicant is proposing two flowering dogwoods at the front corners of the property. In the planting strip there will be 10 Japanese holly. Five clusters of three junipers are proposed in the front yard. A row of five Japanese holly, followed by a row of three Meyers yew and a row of three additional Japanese holly plants within the left side yard including a row of five Japanese holly, followed by a row of six Meyers yew. A row of azalea is proposed along the rear property line and along the right property line within the rear yard area.

Light fixtures are proposed at the front entrance to each dwelling above the garage doors and on the rear façade. Wall cylinder LED downlight fixtures are proposed.

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- dated 6/1/19 last revised 6/6/19, 2 sheets, site plan and floor plan

The ground floor of each unit is proposed to consist of a recreation room, powder room, and utility room.

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

David Spatz, Planner, 60 Friend Terrace, Harrington Terrace 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 south

Bottom left-to the north

Bottom right-Bd. of Education property

We are in the R3 zone which permits two family homes. The property is well suited for the use. There's a conforming amount of parking on site. The drainage is being handled on the property. The use is consistent with the neighborhood. We exceed the building overage by 242 square feet. The driveway has an extra wide curb cut.

Page 4-ZBA Minutes-August 13, 2019

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

It was moved by Mr. Makroulakis, seconded by Mr. Conway and passed on a vote of 6-1 by members Silver, Joh, Makroulakis, Conway, Liapes and Sugarman approval to construct a Two-Unit Dwelling. Mr. Starace voted to deny the application.

The Board took a break at 8:20, they returned at 8:25.

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

Stephen Collazuol, Engineer, 1610 Center Avenue, Fort Lee was sworn in and his credentials accepted by Chairman Sugarman.

Exhibit A1-colored rendering of what was submitted to the Board.

Exhibit A2-hand out, aerial view of property and surrounding area.

Sheet #6-Existing conditions. Property is 75 x 130. There is currently a 2 ½ story brick dwelling and a detached brick garage. A/C units will be on the right side of the building. An ADA parking space will be provided.

Landscaping plan-The plants in the front will be reduced in height. The applicant proposes the removal of six existing trees. They propose a row of 21 arborvitae along the rear property line. A row of three Korean boxwoods is proposed to the south of the driveway. A landscaped area is proposed to the north of the driveway between the front parking area and the proposed sidewalk along Palisade Avenue.

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. This is a three-level structure. The applicant is proposing a mixed-use building with a basement fronting on Palisade Avenue. This will be an office with two apartments above it.

The basement is proposed to contain file storage areas, a utility room, restroom and an elevator. The first floor is proposed to be office areas, a restroom, machine room and stairs. The second floor is proposed to contain office areas, a storage room, and a restroom. The third floor is proposed to contain an additional office area with restroom and shower, as well as two, one-bedroom apartments. Each unit will have a living area, kitchen, bedroom, and a full bathroom.

The letter from the Fire Official will be complied with.

Recyclables and garbage will be next to the A/C as a condition of approval.

Page 5-ZBA Minutes-August 13, 2019

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

Mr. Jovishoff would like to see the bollard lighting on the plan.

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

Exhibit A2-Photo Board of Site and Surrounding Area

Top left-subject property

Top right-to the south

Bottom left-adjacent property to the north

Bottom right-to the north, showing a medical office and residential properties

Offices are permitted in the R1 zone. This is a mixed use. This use is consistent with the neighborhood. The building fits in with the neighborhood. The height is consistent with the surrounding properties. The FAR can be supported. They are removing the detached garage. The curb cut will be enlarged. The positive impact outweighs anything substantially negative.

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

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

ADJOURNMENT

It was moved by Mr. Liapes, seconded by Mr. Joh to adjourn the meeting at 9:00 p.m.

Respectfully submitted,

Linda Garofalo

Linda Garofalo
Recording Secretary