

FORT LEE BOARD OF ADJUSTMENT

August 24, 2021

Present: H. Liapes, J. Nitti, H. Joh, D. Conway, E. Hong, D. Sugarman

Absent: S. Tropea, L. Pacheco

Also Present: J. Mariniello, Jr., Esq., S. Trahan, Phillips, Preiss, Grygiel, D. Juzmeski, Neglia Eng.

Chairman Sugarman called the meeting to order at 7:32 p.m.

NOTICE OF MEETING:

Chairman Sugarman stated: Let the minutes reflect that adequate notice of this meeting has been provided in the following manner: On December 8, 2020 this Body, by Resolution, adopted a Schedule of Regular Public Meetings for 2021. The time, date, and location of said schedule was posted on the Bulletin Board at 309 Main Street. A copy of said schedule was mailed to the RECORD, JERSEY JOURNAL, STAR LEDGER, SPECTRUM, posted on the Borough's Website and was filed with the Borough Clerk. A written notice of the time, place and proposed Agenda was posted on the Bulletin Board at 309 Main Street and mailed to the RECORD, JERSEY JOURNAL, STAR LEDGER, SPECTRUM, posted on the Borough's Website and was filed with the Borough Clerk. On April 19, 2021, an updated notice with the Zoom Information was posted at 309 Main Street and mailed to the RECORD, JERSEY JOURNAL, STAR LEDGER, SPECTRUM, posted on the Borough Web Site and filed with the Borough Clerk. Copies have been mailed to all persons who have prepaid the \$35.00 fee fixed for the year 2021 to cover the cost of mailing.

Approval of Minutes

It was moved by Mr. Liapes, seconded by Mr. Nitti and passed on a vote of 6-0 by members Liapes, Nitti, Joh, Conway, Hong and Sugarman to approve the minutes of the meeting of August 10, 2021.

Memorializations

Docket #11-21, 2450 Lemoine Realty, LLC, 187 Washington Avenue, Block 7151, Lot 1, Preliminary & Final Major Site Plan – Conversion of Second Floor to Two (2) Residential Units

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

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Docket #20-21, Aniello Lotito, 211 Slocum Way, Block 3956, Lot 27, Two-Unit Dwelling

Chairman Sugarman stated this memorialization is carried to the meeting of September 14, 2021.

Docket #24-21, George Khorozian & Raffi Khorozian, 330 Wilson Avenue, Block 6055, Lot 1, Modification to Prior Two-Unit Dwelling Approval

It was moved by Mr. Joh, seconded by Mr. Conway, and passed on a vote of 5-0 by members Nitti, Joh, Conway, Hong and Sugarman to grant the applicant modification to prior Two-Unit dwelling approval. Mr. Liapes was recused from this application.

Public Hearing

Docket #5-21, 2053 Fletcher Associates, LLC, 2053 Fletcher Avenue, Block 4458, Lot 2, Preliminary & Final Major Site Plan – Eight Unit Apartment Building (continued from the Public Hearing of April 27, 2021)

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

Mr. Martins stated the plans have been revised. We are now proposing two two-family homes.

Ms. Sapana Shah, Rainone, Coughlin & Minchello, entered her appearance. She is representing ANW Realty.

Exhibit A1-Mr. Martins stated the plan on the Board is colorized. The building proposed is four units, two buildings. Grading and drainage plan – roof drainage will run to retention systems. There is a drop in the grade.

The applicant is proposing to remove all sixteen trees and four trees in the South Bridge Plaza right-of-way. In the South Bridge Plaza front yard, the applicant is proposing three zelkova trees each in the left planting area, the right planting area and the central planting area. In the central planting area, 17 juniper plants are proposed adjacent to the side lot line. In the left planting area, four azalea plants are proposed.

In the side yard, adjacent to Building 2, they are proposing sixteen yew plants adjacent to the northeast side lot line and seventeen yew plants adjacent to the southwest lot line. In each side yard adjacent to Building 1, they are proposing five yew plants near the rear of the dwelling and adjacent to the retaining walls. Two zelkova trees are proposed at the rear of Building 1, each on the left and right sides of the yard.

In the Fletcher Avenue front yard, four azalea plants are proposed in each of the left and right planting areas. Ten juniper plants are proposed in the central planting strip.

Chairman Sugarman asked for questions from the Board.

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Mr. Nitti asked how many trees are being removed?

Mr. Martins stated we are removing twenty trees and replacing with five trees. We will be making a contribution to the Borough Tree fund.

Mr. Juzmeski asked if there is adequate site distance on the sides of the buildings.

Mr. Martins stated yes, there is.

Ms. Trahan asked if there is a Subdivision plan.

Mr. Martins stated no, this is a variance.

Ms. Shah showed where her client lives on the board. In the back there's a slope. She asked how will you prevent anything from falling.

Mr. Martins stated we are raising the grade. On the other side the grade will remain the same. In addition, there will be vegetation planted.

Ms. Shah asked if there will be noise from the HVAC.

Mr. Martins stated no, it will be in the back.

Ms. Shah stated we are losing parking in the driveway and garage area.

Mr. Martins stated we are not impacting the parking area.

Ms. Shah asked will lighting affect my clients?

Mr. Martins stated no.

Ms. Shah asked how will cars back out? The cars driving by are going 60 MPH.

Chairman Sugarman stated the cars do not drive 60 MPH.

Chairman Sugarman asked for questions from the public.

Raymond Virgona, Architect, 125 River Road, Edgewater was sworn in and his credentials accepted by Chairman Sugarman.

Exhibit A2-last revised June 15, 2021 – colorized photo on right corner

Mr. Virgona stated the proposal is for two duplex dwellings with a total of four units. There is a courtyard space between the buildings. The south side elevation is shown.

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SK2-shows the plans of the buildings. The first floor of each dwelling is proposed to consist of an open plan layout with a living room/dining room and bay window at the front of the dwelling and a kitchen and family room at the rear of the dwelling. The second floor of each dwelling is proposed to consist of a master bedroom, an ensuite master bathroom, and a laundry closet at the front of the dwelling. The applicant is proposing two standard bedrooms, a shared full bathroom and a walk-in closet to the rear bedroom.

Chairman Sugarman asked for questions from the Board.

Ms. Trahan asked can the applicant show lighting as a condition of approval.

Mr. Virgona stated residential style lights will be used, 13 watt LED fixtures.

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

Photo Board of Site & Surrounding Area:

Top left-subject property

Top right-to the north, right

Bottom left-south, to the left

Bottom right-Edwin Avenue side

Mr. Spatz stated we are in the R3 zone. Two family homes are permitted. There are other D variances as well as C variances. The property is well suited for what we are proposing. The property is in fair condition. The building fits in with the character of the other two families that are there. The FAR can be supported and there will be drainage improvements as well as landscaping. We are consistent with the adjacent properties' front yard setbacks. The side yards combined require a variance. There is parking provided. Eight spaces are required, we are proposing eleven. The positive criteria is met and I believe the variances can be granted.

Chairman Sugarman asked for questions from the Board.

Ms. Shah stated there are 19 variances. The minimum distance to the driveway is 20 feet. Your proposal is less.

Mr. Spatz stated the driveway size is typical.

Chairman Sugarman asked for questions from the public.

Ms. Shah stated this application has a negative impact on the neighborhood. This doesn't fit on this lot. My client is a Dentist and will not enjoy the property.

Mr. Macri stated this application meets the positive criteria and will not be a detriment.

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

Docket #18-21, 2130 Center Avenue, LLC, 2130 Center Avenue, Block 5952, Lot 1, Preliminary & Final Major Site Plan – 31-Unit Residential Building Over Parking (continued from the Public Hearing of July 27, 2021)

Chairman Sugarman stated this application is carried to the meeting of September 14, 2021. No further notice is necessary, and time is waived for the Board to act.

ADJOURNMENT

It was moved by Mr. Liapes, seconded by Mr. Nitti to adjourn the meeting at 8:27 p.m.

Respectfully submitted,

Linda Garofalo

Linda Garofalo
Recording Secretary