

FORT LEE BOARD OF ADJUSTMENT

August 25, 2020

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

Absent: J. Silver, F. Yook, D. Starace

Present: Anthony Suarez, Esq., M. Jovishoff, Phillips, Preiss, Grygiel, B. Intindola, Neglia Eng.

Chairman Sugarman called the meeting to order at 7:32 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 6-0 by members Nitti, Joh, Makroulakis, Conway, Liapes and Sugarman to approve the minutes of the meeting of August 11, 2020.

Memorializations

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

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

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

It was moved by Mr. Makroulakis, seconded by Mr. Liapes, and approved on a vote of 6-0 by members Nitti, Joh, Makroulakis, Conway, Liapes and Sugarman to grant the applicant approval

Page 2-ZBA Minutes-August 25, 2020

to construct a Two Unit Dwelling.

Public Hearings

Docket #9-20, 514 Main Street Fort Lee, LLC, 514 Main Street, Block 3655, Lot 3, Preliminary & Final Major Site Plan – Five (5) Story, Self Storage Facility

Mr. Cereste stated the application involves a 5 story self-storage facility. The property is in the C2 District. There is a 2 ½ story office building on the property. D1, D4 and D6 variances are required. We have 11 parking spaces.

Exhibit List

- A1-Site Plan of Costa Engineering, 11 sheets, last revised March 30, 2020
- A2-Architectural Plan of Martin Santini, 4 sheets, revised through February 27, 2020
- A3-Drainage Calculations revised through March 2020
- A4-Klein Traffic Consulting, LLC Report dated May 4, 2020
- A5-Community Housing & Planning Associates Inc. Report dated February 4, 2020
- A6-Martin Santini Color Rendering of Proposed Building
- A7-Martin Santini Color Enlarged Photograph of Property
- A8-Sign Design-Martin Santini
- A9-Colored Site Plan by Costa Engineering Corporation dated September 16, 2019
- A10-Aerial Photograph of Site and Surrounding Areas, Martin Santini
- A11-Colored Rendering of Building with Columns
- A12-Four Photographs by David Spatz
- A13-Suggested Material Board, Martin Santini
- A14-Photographs of Site/Surrounding Areas by Costa Engineering Corporation

Rob Costa, Engineer, 325 S. River Street, Hackensack was sworn in and his credentials accepted by Chairman Sugarman.

Exhibit A1-The site plan is dated March 30, 2020. The current site is roughly 0.6 acres. We would like to create a 5-story building and drive-thru in the middle of the building. We are on Main Street. County approval has been received. DPW is permitted to enter this property. There will be a patio in the front, streetscape at frontage, lighting and the property will be cleaned up. There is a retaining wall proposed in the front. Lighting is on sheet 6 and is within the building, at the garage doors, emergency exits and the front of the building.

Mr. Costa stated he reviewed the Neglia report. He agrees to everything stated in the report.

Trash removal is done by a private carter. It is all internal. A/C units will be on the roof, they are 5 ton units. One to two employees will be on site. The hours of operation at a River Edge location are 9:00AM - 6PM. Tree and landscaping requests are not a problem.

Chairman Sugarman asked for questions from the Board.

Mr. Conway asked if there will be accommodations for the workers to park.

Page 3-ZBA Minutes-August 25, 2020

Mr. Costa stated they can park next door, we own the building.

Chairman Sugarman stated there is also a Municipal lot.

Mr. Jovishoff asked if there are any other options for planting trees on the site.

Mr. Costa stated we will plant what we can or else make the contribution.

Chairman Sugarman asked for questions from the public.

Martin Santini, Architect, 560 Sylvan Avenue, Englewood Cliffs was sworn in and his credentials accepted by Chairman Sugarman.

Exhibit A1-Sheet A01-There will be storage on the basement level. The plan is oriented toward Main Street. It will have an elevator and stairs on the ground floor. There is a cross section which illustrates the functions. The plan includes the calculations for the 557 storage units. There is also information on this for the signage.

Sheet A02-is the ground floor plan. There are 40 storage units and 11 parking spaces. There will also be an area to purchase storage products. Two large elevators are proposed.

The building is accessible via Main Street. There will be a utility room, handicap restrooms and parking spaces. There are two handicap spaces and a trash area. Two code compliant fire egress stairs are proposed. Floors 2, 3, 4, and 5 will have the same footprint. This will have a nice landscaped frontage. Parking will be indoors.

Sheet A03B-The exterior elevations are sustainable. We are at 56.2 feet high. There is an egress door that will be 12 feet high and 20 feet wide. The fire stair will have a scored concrete block. The front elevation is created to bring something which is a little unusual that when put together that everyone will be proud to have on Main Street. The overhead door will be glass as is illustrated and will provide access to the building.

The building has been designed to respond to the site.

Mr. Santini showed a newspaper article dated August 19, 2019 called Looking Up.

The rendering illustrates the ground floor façade. To the right is the glass door and access to the display area. There is an overhead system to be architecturally compliant. There are three columns that are structurally tied down. This creates a welcoming approach.

The sign we are proposing is appropriate for this building. It is set back 23 feet from the street. The self-storage letters are backlit in red. The total sign area is 42 square feet.

Mr. Jovishoff's report has been reviewed along with the Neglia report.

Chairman Sugarman asked for questions from the Board.

Page 4-ZBA Minutes-August 25, 2020

Mr. Jovishoff asked if the HVAC units will be visible from the street.

Mr. Sentini stated no.

Lee Klein, Traffic Engineer, 156 Walker Road, W. Orange was sworn in and his credentials accepted by Chairman Sugarman.

Mr. Klein stated he prepared a report dated May 4, 2020. There will be 9 vehicle trips at the AM peak hour, 10 trips at the PM peak hour and 19 trips on a Saturday. The parking generation is 8-11 parked cars.

Circulation pattern-The 12 foot long by 20 foot wide door will get traffic into the building. A garbage truck can access the building as well.

The August 19, 2020 Neglia report has been reviewed. The main entrance is on Main Street. The drive aisle is 30 feet.

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

David Spatz, Planner, 50 Friend Terrace, Harrington Park was sworn in and his credentials accepted by Chairman Sugarman.

Photo Exhibit of Site and Surrounding Area

- Top left-subject property facing Main Street
- Top right-to the West, showing office building
- Bottom left-to the East, showing office building
- Bottom right-from Jane Street, to the rear

We are in the C 2 zone which does not permit the storage facility. We require D1, D4 and D6 variances. The property is adjacent to the industrial zone. We are consistent with the purpose of zoning. This is the fourth storage facility in the area. The architectural drawing has a positive impact. The height variance is consistent with the surrounding properties. The site can support the additional FAR. The bulk variances are met on Main Street but not on Jane Street. When we remove the rear building there will be additional space. There will be a limited impact on the neighbors. The positive criteria outweighs anything that may be considered negative.

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

Mr. Cereste gave his closing statement.

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

Docket #21-20, Modul21, LLC, 1119 Palisade Avenue, Block 1351, Lot 21, Preliminary & Final Major Site Plan – Mixed Use – Brokerage Compliance Office with Residential

Page 5-ZBA Minutes-August 25, 2020

Mr. Cereste stated the property is in the R1 zone. We are proposing an office use for a compliance officer that will also live there. There will be 9 parking spaces.

Exhibits

A1-Site Plan prepared by Collazuol Engineering, 7 sheets, dated March 4, 2020

A2-Architectural Plans by Pulice/Williams, 6 sheets, dated May 6, 2020

A3-Four photographs taken by David Spatz, Planner

A4-Traffic Assessment by Louis Luglio dated June 29, 2020

A5-Colorized Site Plan by Collazuol Engineering

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

Exhibit A1-The cover sheet shows the site survey. Sheet 7 of A1 shows the existing building. The garage will be removed. We will add a parking area in the rear of the site. The lot complies with the lot area. We seek a parking variance.

Grading and drainage plan-we are capturing the roof water in the rear. A video will be taken of the sanitary sewer.

A/C units will be on the left side of the building. A new fence will be installed on the right side of the building. The rear fence will be removed.

Exhibit A5-Landscaping and Lighting plan, colorized. We show the existing building in grey. The landscaping is shown in green. The lighting plan is shown on the left. Three bollard lights are in the rear, two in front. Building mounted lights will be in the rear.

The additional plantings recommended by Mr. Jovishoff will be along the left side consisting of boxwoods or arborvitae.

Chairman Sugarman asked for questions from the Board.

Mr. Jovishoff stated regarding the redbud trees proposed, we recommend something more substantial. Will the two pine trees remain.

Mr. Collazuol stated yes, they will remain.

Mr. Jovishoff stated the arborvitae in the rear yard need to be spaced closer together.

Mr. Collazuol stated an additional 6 arborvitae to be planted.

Mr. Jovishoff stated can you plant more in the front.

Mr. Collazuol stated an additional redbud can be planted.

Chairman Sugarman asked for questions from the public.

Page 6-ZBA Minutes-August 25, 2020

Peter Pulice, Architect, 344 Broad Avenue, Leonia was sworn in and his credentials were accepted by Chairman Sugarman.

Exhibit Drawing D1- Mr. Pulice stated this has been prepared by my office. The left side shows the existing floor plan. The right side is the proposal which consists of a lounge, handicap accessible bathroom, a kitchen area, waiting area and two desks. The garage will be removed and replaced with a two-way driveway. A filing and storage area will be there. The building is proposed to expand 20 feet to the west.

Drawing 2 – On the left side is the existing first floor plan. On the right side is the proposed plan. We created an open plan for living. The front of the dwelling on this floor is proposed to consist of a foyer and covered porch at the front entrance, a living room, an open plan dining room/kitchen, a family room and half bathroom. The office addition at the rear of the dwelling will consist of two offices, a meeting room, a kitchen area and half bathroom.

Drawing 3 – The applicant is proposing to remove the existing storage area above the attached garage, perform interior renovations and construct additions to the left side of the building. The residential area will include three bedrooms across the front of the dwelling, two full bathrooms, laundry area, linen closet, and stairs to the lower level.

Drawing D4 – shows the front elevations. This dwelling is from the 1930's, it is cottage style. We enhanced the architecture, defined the front entrance, added columns, new siding and new windows. This will not look like an office. The rear photo shows the sun porch and the property will be cleaned up.

Drawing D5 – shows the rear façade and elevation. The lower level is sunken down a half level.

The sign will be aluminum with raised letters. This is a ground sign for deliveries and mail.

Chairman Sugarman asked for questions from the Board.

Mr. Makroulakis asked how high the rooftop deck is.

Mr. Pulice stated at the rear of the building and it is up to the second floor. It is 16 feet from the rear grade.

Mr. Makroulakis asked if there is a house behind this.

Mr. Pulice stated there is a parking lot there. There is at least 60 feet between the two structures.

Mr. Pulice stated the sunroom is really a glass greenhouse.

Mr. Jovishoff asked to the hours of operation and if there will be visitors/customers.

Mr. Pulice stated there will be an occasional visitor. There is no public interaction. Four people including the owner will be on site. The hours of operation are 9AM til 5PM.

Page 7-ZBA Minutes-August 25, 2020

Chairman Sugarman asked for questions from the public.

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

Figure 1 – The site is a residential use. The proposal is for a mixed-use development. This is not a high traffic site. Three trips in the AM and three trips in the PM are anticipated. There will be a maximum of four employees. There are nine parking spaces, one is ADA van accessible. There is a variance of one parking space required. This location could operate with nine parking spaces on the site.

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

David Spatz, Planner, 50 Friend Terrace, Harrington Park was sworn in and his credentials accepted by Chairman Sugarman.

Exhibit A3 – Photo Exhibit of Site and Surrounding Area

Top left-the subject site

Top right-to the right, showing residential property

Bottom left-to the south, left

Bottom right-to the opposite side of Bridle Way

Mr. Spatz stated there are mixed uses in the area. We need a use variance and a C variance for parking. The building meets the setbacks. The site is well suited for what we are proposing. The additions do not extend into the setback areas. The building has been designed to retain its appearance as a residential structure. We are short by 1-2 parking spaces. The business does not require a lot of employees or visitors. There is nothing that is substantially negative. There will be screening. There is a sufficient amount of turn-around area in the rear parking lot.

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

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

ADJOURNMENT

It was moved by Mr. Makroulakis, seconded by Mr. Conway to adjourn the meeting at 9:52 p.m.

Respectfully submitted,

Linda Garofalo

Linda Garofalo
Recording Secretary

