

FORT LEE BOARD OF ADJUSTMENT

August 27, 2019

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

Absent: D. Starace

Present: J. Mariniello Jr., Esq., M. Jovishoff, Phillips, Preiss, Grygiel, P. Carberry, Neglia Eng.

Chairman Sugarman called the meeting to order at 7:40 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 7-0 by members J. Silver, H. Joh, G. Makroulakis, D. Conway, H. Liapes, F. Yook, and D. Sugarman to approve the minutes of the meeting of August 13, 2019.

Memorializations

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

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

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

Page 2-ZBA Minutes-August 27, 2019

It was moved by Mr. Conway, seconded by Mr. Liapes 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.

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

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

Public Hearing

Docket #42-18, 2130 Center Avenue, LLC, 2130 Center Avenue, Block 5952, Lot 1, Preliminary & Final Major Site Plan – 8-Story 64 Unit Residential Development (**continued from the Public Hearing of April 23, 2019**)

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

Docket #11-19, Han Kim & Yung Kim, 2408 Hammett Avenue, Block 6959, Lot 19, Preliminary & Final Major Site Plan – Three Unit Dwelling (**continued from the Public Hearing of July 9, 2019**)

Mr. Alampi, Esq. stated we were here on July 9, 2019 seeking a use variance in the R2 zone. A transcript was provided so all members can vote.

It was moved by Chairman Sugarman, seconded by Mr. Joh and denied on a vote of 5-2 by members Nitti, Silver, Makroulakis, Conway and Liapes, for Amendment to Two-Unit Dwelling approval. Chairman Sugarman and Mr. Joh voted to approve the application.

Docket #22-19, Claremont Property, LLC, 10 Claremont Road & 9 Manatauk Avenue, Block 756, Lots 5 & 6, Minor Subdivision

Mr. Macri, Esq. stated we are here seeking the Board's approval for a subdivision.

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

There are two lots, lots 5 and 6. Sheet 7-Boundary and topographical. This shows the lots combined. Sheet 8 shows the proposal.

Page 3-ZBA Minutes-August 27, 2019

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

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

We need a D3 variance for conditional use. We also need a C variance. The tennis court meets all the conditions. The fencing will be improved. There will be additional landscaping and buffering. There's no impact on any adjacent property. The positive criteria is met for the C variance.

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

Mr. Macri made his closing statement.

It was moved by Mr. Makroulakis, seconded by Mr. Silver and passed on a vote of 7-0 by members Nitti, Silver, Joh, Makroulakis, Conway, Liapes, and Sugarman for Minor Subdivision approval.

ADJOURNMENT

It was moved by Mr. Joh, seconded by Mr. Makroulakis to adjourn the meeting at 8:00 p.m.

Respectfully submitted,

Linda Garofalo

Linda Garofalo
Recording Secretary