

# **FORT LEE BOARD OF ADJUSTMENT**

**September 8, 2020**

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

**Absent:** S. Tropea

**Present:** J. Mariniello, Jr., Esq., M. Jovishoff, Phillips, Preiss, Grygiel, B. Intindola, 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 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 25, 2020.

## **Memorializations**

### **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**

This memorialization has been carried to the meeting of September 22, 2020.

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

This memorialization has been carried to the meeting of September 22, 2020.

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**Public Hearings**

**Docket #3-20, Redco Construction Corporation, 2038 Hoetley's Lane, Block 4951, Lot 5, Two-Unit Dwelling**  
**(continued Public Hearing from the meeting of July 28, 2020)**

This application has been carried to the meeting of September 22, 2020. No further notice is necessary, time is waived for the Board to act.

**Docket #15-20, 2289 Center LLC, 2289 Center Avenue, Block 6051, Lot 10, Preliminary & Final Major Site Plan – Three Unit Dwelling**

This application will be heard at a later date. The applicant will re-notice.

**Docket #24-20, W&R Home Builders, LLC, 461 Hillcrest Avenue, Block 6951, Lot 7, Two-Unit Dwelling**

This application has been carried to the meeting of September 22, 2020. No further notice is necessary, time is waived for the Board to act.

**Docket #25-20, Anna Rozenblat, 211 Warwick Avenue, Block 1956, Lot 17, Addition & Renovation of a Two Family Dwelling**

This application has been carried to the meeting of September 22, 2020. No further notice is necessary, time is waived for the Board to act.

**Docket #11-20, 2100 North Central Road FL, LLC, 2100 North Central Road & 2143 Hudson Terrace, Block 6155, 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 & Signage**  
**(continued Public Hearing from the meeting of August 11, 2020)**

Paul Kaufman stated this is a continuation of the meeting from August 11, 2020. We resolved the differences with Northbridge Park Co-Op, Inc. We have a signed agreement between both parties.

Mr. Van Eck, representing Northbridge Park Co-Op, Inc., entered his appearance. He stated we are withdrawing our objection. I thank Paul and Danielle for their time and cooperation.

Mr. Mariniello stated the Board has to be aware that although there is a settlement, this should not influence your vote tonight.

Mr. Kaufman state this agreement is with the condition of the Boards' approval. This agreement has resulted in some improvements. There is a reduction in the number of units from 316 to 310. The retaining wall will be replaced. The revised architectural floor plan will be submitted before the memorialization of the resolution.

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

Mr. Clark stated we are looking to reduce the unit count, 6 studios will be taken away. The required parking spaces are 251, a variance is required for 6 stalls.

Chairman Sugarman asked for questions from the Board.

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

Mr. Spatz stated he reviewed the application and testimony from the Engineer and Traffic Engineer. He stated we are in the C3 District and require a Conditional Use variance. A building height variance is also required. The landscaping has been increased. Lot coverage has been reduced. The parking variance has been reduced. Spaces are being provided in the building across the street. I believe the variances can be granted. There is nothing substantially negative. The variance conditions have improved.

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

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

Ian Jeong, Architect was sworn in and his credentials accepted by Chairman Sugarman. Mr. Jeong stated he prepared the signage plan dated June 10, 2020. Two of the signs are for identification, signs 5 & 6. Sign 1 is dedicated to the Borough. Sign 2 is an electronic message center, facing Hudson Terrace. Contents of the sign to be determined. Sign 3 is a message center facing Hudson Terrace. Contents to be determined. There will be no light spillage to the North. No message boards will be facing to the North.

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

Mr. Jovishoff confirmed that Sign 1 is dedicated to the Borough. Signs 2 and 3 are for building identification with electronic message center.

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

Mr. Spatz stated he reviewed the signage section of this application. The first variance is for the electronic message center. Signs 2 and 3 are roof signs. The wall mounted signs are for identification. A variance is also needed for the size of the signs in the C3 zone. These signs are being mounted on the roof of the building and need to be larger. The variance for the wall mounted signs is needed, all the buildings in the area have larger signs. This is required for visibility. The positive criteria outweighs anything negative.

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Chairman Sugarman asked for questions from the Board,

Mr. Makroulakis stated we authorized a sign on N. Marginal Road. Does this interfere with any of these signs.

Mr. Spatz stated no, there is no conflict. They are on different elevations.

Chairman Sugarman asked for questions from the public.

Mr. Kaufman thanked the Board and Northbridge Park Co-Op, Inc.

It was moved by Mr. Conway, seconded by Mr. Makroulakis and passed on a vote of 7-0 by members Nitti, Silver, Joh, Makroulakis, Conway, Liapes and Sugarman to grant the applicant Signage approval.

**ADJOURNMENT**

It was moved by Mr. Silver, seconded by Mr. Yook to adjourn the meeting at 8:15 p.m.

Respectfully submitted,

*Linda Garofalo*

Linda Garofalo  
Recording Secretary