

# **FORT LEE BOARD OF ADJUSTMENT**

**September 12, 2023**

**Present:** H. Liapes, D. Conway, S. Tropea, L. Pacheco, E. Hong, D. Sugarman

**Absent:** J. Nitti, H. Joh, J. Luppino

**Present:** J. Mariniello, Jr., Esq., D. Juzmeski, Neglia Eng.

Chairman Sugarman called the meeting to order at 7:34 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 2023.

## **Approval of Minutes**

It was moved by Mr. Conway, seconded by Mr. Liapes and passed on a vote of 6-0 by members Liapes, Conway, Tropea, Pacheco, Hong and Sugarman to approve the minutes of the meeting of August 22, 2023.

## **Memorialization**

### **Docket #6-19, JEM Associates, 175 Bridge Plaza North, Block 6151, Lot 11, Extension of Time – Minor Site Plan – LED Billboard Sign**

It was moved by Mr. Pacheco, seconded by Mr. Liapes and passed on a vote of 5-0 by members Liapes, Conway, Tropea, Pacheco and Sugarman to grant the applicant Extension of Time approval.

### **Docket #19-23, 136 Myrtle Avenue, LLC, 136 Myrtle Avenue, Block 6855, Lot 1, Preliminary & Final Major Site Plan – Four Unit Dwelling**

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

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**Docket #21-23, 214 Columbia, LLC, 212-214 Columbia Avenue, Block 553, Lot 3, Preliminary & Final Major Site Plan – Three Unit Dwelling**

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

**Acceptance/Completeness**

**Docket #25-23, 1550 Bergen Boulevard, LLC, 1550 Bergen Boulevard, Block 3454, Lot 10, Preliminary & Final Major Site Plan – Thirty-Two (32) Unit, Multi-Family Building**

Chairman Sugarman stated this completeness application is carried to a future date.

**Docket #26-23, Khung-ah Shin, 1526 Eleventh Street, Block 3753, Lot 4, Two Unit Dwelling**

It was moved by Mr. Liapes, seconded by Mr. Tropea and passed on a vote of 6 -0 by members Liapes, Conway, Tropea, Pacheco, Hong and Sugarman to deem the application complete. Mr. Macri will call for a hearing date.

**Docket #27-23, 2100 North Central Road FL, LLC, 2100 North Central Road & 2143 Hudson Terrace, Block 6155, Lots 1 & 2, Amended Preliminary & Final Major Site Plan – 309-Unit Residential Building & Signage**

It was moved by Mr. Conway, seconded by Mr. Pacheco and passed on a vote of 6 -0 by members Liapes, Conway, Tropea, Pacheco, Hong and Sugarman to deem the application complete. Mr. Macri will call for a hearing date.

**Docket #28-23, 2088 Lemoine Avenue, LLC, 2088 Lemoine Avenue a/k/a State Route 67, Block 5351, Lot 5, Preliminary & Final Major Site Plan – Retail Building & Signage**

It was moved by Mr. Pacheco, seconded by Mr. Liapes and passed on a vote of 6-0 by members Liapes, Conway, Tropea, Pacheco, Hong and Sugarman to deem the application complete. Mr. Macri will call for a hearing date.

**Docket #29-23, Hossai Popal Farahi, 1147 Glen Road, Block 1156, Lot 10, Deck and Gazebo Addition to Single Family Dwelling**

It was moved by Mr. Conway, seconded by Mr. Liapes and passed on a vote of 6-0 by members Liapes, Conway, Tropea, Pacheco, Hong and Sugarman to deem the application complete. Mr. Cereste will call for a hearing date.

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**Public Hearings**

**Docket #44-22, Kate Fazzini, 1655 Maple Street, Block 3558, Lot 9, Enclosed Deck for Single Family Dwelling**

Chairman Sugarman stated this application will be carried to a later date. The applicant will renotece.

**Docket #22-23, Eun Ju Hong & Yu S. Hong, 1414 Fourteenth Street, Block 2251, Lot 7, Two Unit Dwelling**

Chairman Sugarman stated this application is carried to a later date. The applicant will renotece.

**Docket #23-23, 135 OPR, LLC, 135 Old Palisade Road, Block 4355, Lot 8, Preliminary & Final Major Site Plan – Three Unit Dwelling**

Mr. Macri stated we are here tonight seeking to develop a three unit dwelling.

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

**Exhibit A1**-colorized site plan

Mr. Martins stated this is a irregularly shaped property. There is an existing two story brick dwelling, two driveways, patios and retaining walls on the property. We propose to remove these and construct a three unit dwelling. There is a 16 foot slope to the property. Cultec chambers will be installed. Utilities will be run underground.

Sheet 2-Four trees are to be removed. We will plant two. A payment will be made to the Borough Tree Fund.

The Neglia report has been reviewed.

Chairman Sugarman asked for questions from the Board.

Mr. Juzmeski stated a portion of the sidewalk requires an access easement.

Mr. Martins stated we will comply.

Chairman Sugarman asked for questions from the public.

Vassilios Cocoros, Architect, 467 Sylvan Avenue, Englewood Cliffs was sworn in and his credentials accepted by Chairman Sugarman.

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Mr. Cocoros stated three units which are A, B, and C are to be constructed. The height is in line with the surrounding area. This is a four level configuration. Exterior lighting will be at the entry platform, garage doors, access door and roof deck. LED type fixtures to be used.

Sheet A2-Two garages will be on the ground floor. On the first floor there will be a powder room, utility room, recreation room and closet. Above that is the main living space which includes the, living room, dining room, eating area, kitchen, powder room and closets.

Sheet A3-The second floor has a master bedroom with ensuite bathroom, two additional bedrooms and a shared bath. The attic will be finished and includes a bedroom, bathroom and staircase to the roof deck.

Mr. Martins asked Mr. Cocoros if they will comply with the Fire Department report.

Mr. Cocoros stated yes.

Mr. Juzmeski stated he would like to see a detail of the lighting.

Mr. Cocoros stated we will provide this.

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

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 north

Bottom left-across the street – four unit townhouse

Bottom right-across the street, multi-family dwelling

Our site is well suited for what we are proposing. We are consistent with the neighborhood. We are replacing an old two family with a new three family. We have increased the rear yard setback. Drainage improvements are being provided. The driveway that is proposed requires a variance.

Chairman Sugarman asked for questions from the Board.

Chairman Sugarman asked for questions from the public.

Chairman Sugarman asked if any member of the public would like to come up, be sworn and testify on the application.

Chairman Sugarman asked Mr. Macri, you need 5 affirmative votes, we have 6 voting members here. Would you like to proceed?

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Mr. Macri stated I will proceed with the vote.

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

**Docket #24-23, Oak Tree Fort Lee, LLC, 2016 Center Avenue, Block 4751, Lot 29, Preliminary & Final Major Site Plan – Restaurant & Signage**

Mr. Macri stated we are here tonight seeking approval for a restaurant and signage. We have an Agreement with the Fort Lee Parking Authority that needs to be signed if this application is approved.

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

Mr. Collazuol stated sheet 6 is the topographical survey of the site. The site is currently vacant, it's a grass lot. There are two trees on the right hand side. There's a fence along the rear lot line. The property is in the C1 zone. Water, sewer and gas to be run through Center Avenue. This requires County approval.

Sheet 2-entrance area will match the Borough streetscape landscaping. The site is 50 feet wide and 100 feet deep.

The September 6, 2023 Neglia report has been reviewed.

Mr. Collazuol asked about comment 7.5 regarding NJ DEP approval.

Mr. Juzmeski stated calculations are requested.

Mr. Collazuol stated he will comply.

Chairman Sugarman asked for questions from the Board.

Mr. Juzmeski asked how will the deliveries and pick up of trash be handled?

Mr. Collazuol stated the Architect will answer this.

Mr. Juzmeski stated the fence area requires ventilation.

Mr. Collazuol stated the Architect will answer this.

Chairman Sugarman asked for questions from the public.

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Vassilios Cocoros, Architect, 467 Sylvan Avenue, Englewood Cliffs was sworn in and his credentials accepted by Chairman Sugarman.

Mr. Cocoros stated the proposed building is a two story restaurant. The building has access through the back at the parking deck.

Sheet A2-floor plan – the first floor consists of an access area with patio, take out counter, seating, bathrooms, trash room with a roll up door and two dumpsters that can roll out. There is a corridor for deliveries, a kitchen, waiting area, reception desk, and a bathroom for the employees. In the rear there is a balcony and exterior dining. The second floor has a covered roof deck. The deck terrace is accessed by an elevator or you can use the staircase. The roof terrace is covered. There are 114 seats on the first floor and 68 proposed seats on the second floor. In the cellar area there are two staircases and a toilet.

The proposed signage is 3 basic signs. A building mounted sign on Center Avenue that is 30 x 9'6", from the street on Center Avenue and 14 square feet – 10' x 2' high from the back off the patio – 27 square feet.

The Fire Official's letter will be complied with.

Two vents will be provided.

Mr. Juzmeski asked if there will be window glazing?

Mr. Cocoros stated, yes, 30%.

Mr. Juzmeski asked if there is lighting in the front?

Mr. Cocoros stated yes, at the two front doors.

Mr. Mariniello asked about the sign information.

Mr. Macri stated this will go to the Sign Committee and will match next door.

Chairman Sugarman asked for questions from the Board.

Mr. Conway asked if deliveries will be made in the rear?

Mr. Cocoros stated they will be made to the service door on Center Avenue.

Mr. Conway asked can you stipulate that all trash deliveries and pick ups not be done during rush hour?

Mr. Cocoros stated yes.

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Chairman Sugarman asked for questions from the public.

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

**Exhibit A1** – Photo Board of Site and Surrounding Area

Top left-subject property, vacant lot

Top right-small office and rear of pharmacy

Bottom left-to the north

Bottom right-to the rear

We are in the C1 zone that permits the restaurant. Parking is being provided on site. The site is well suited for what we are proposing. There are restaurants adjacent to the property. The building is designed to be consistent with the existing Oak Tree building. The property can support the proposal.

The area behind us is a parking area. The Parking Authority will provide parking spaces and there is parking in the area. There is a need for the signage that is proposed.

Chairman Sugarman asked for questions from the Board.

Chairman Sugarman asked for questions from the public.

Chairman Sugarman asked if any member of the public would like to come up, be sworn, and testify on the application.

Chairman Sugarman asked Mr. Macri, you need 5 affirmative votes, we have 6 voting members here. Would you like to proceed?

Mr. Macri stated I will proceed with the vote.

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

**ADJOURNMENT**

It was moved by Mr. Conway, seconded by Mr. Liapes to adjourn the meeting at 8:45 p.m.

Respectfully submitted,

*Linda Garofalo*

Linda Garofalo  
Recording Secretary