

FORT LEE BOARD OF ADJUSTMENT

September 14, 2021

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

Absent: S. Tropea

Also Present: J. Mariniello, Jr., Esq., P. Grygiel, Phillips, Preiss, Grygiel, D. Juzmeski, Neglia Eng., B. Intondola, 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. 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. Nitti, seconded by Mr. Liapes 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 24, 2021.

Memorializations

Docket #5-21, 2053 Fletcher Associates, LLC, 2053 Fletcher Avenue, Block 4458, Lot 2, Preliminary & Final Major Site Plan – Four Units as Two, Two Units Duplex Dwellings

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

It was moved by Mr. Liapes, seconded by Mr. Conway and approved on a vote of 7-0 by members Liapes, Nitti, Joh, Conway, Pacheco, Hong and Sugarman to grant the applicant approval to construct a Two Unit Dwelling.

Extension of Time/ Site Plan Approval

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

It was moved by Mr. Conway, seconded by Mr. Pacheco and approved on a vote of 7-0 by members Liapes, Nitti, Joh, Conway, Pacheco, Hong and Sugarman to grant the applicant Extension of Time approval for one year until August 31, 2022.

Chairman Sugarman stated Mr. Pacheco and Ms. Hong will be voting members tonight.

Public Hearings

Docket #21-21, W & R Home Builders, LLC, 1543 Thirteenth Street, Block 3852, Lot 2, Two-Unit Dwelling

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

Mr. Martins stated there is a two story, two-family brick dwelling on the property to be demolished. There is not much of a change in elevation. We are proposing a two-family structure. Each unit will have a two car garage. We are removing the existing wall. Cultec chambers will be added under each driveway. Utilities will be underground. Sheet 2 of 3 – Landscaping Plan – We are proposing to plant two azalea plants, eight juniper plants and a zelkova tree in each of the left and right planting areas. Four azaleas are proposed in the central planting strip. Twelve yew plants are proposed in each side yard. A total of 22 arborvitae plants are proposed surrounding the rear yard on the lot lines.

The August 2, 2021 Neglia report will be complied with.

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

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

Mr. Cocoros stated a side by side two family dwelling is proposed. We also will be adding a roof deck. Each side is a mirror image. The building will be all brick with some stucco.

Sheet A2-floor plan - There will be two driveways. The basement of each unit will contain a

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recreation room at the rear of the dwelling, and a full bathroom, a utility room, two closets, and stairs to the upper floors at the center of the dwelling.

The first floor of each unit is proposed to consist of a living room with front bay window at the front of the dwelling, and a dining room, a powder room, and a closet at the center of the dwelling. An open plan kitchen/family area/eating area is proposed at the rear of the dwelling.

The second floor will have a master bedroom, an ensuite master bathroom, and a linen closet at the front of the dwelling and two bedrooms, a shared full bathroom and a laundry room at the rear of the dwelling.

The third floor is proposed to consist of a full-height open room labelled “finished attic” containing a sink and small counter and a powder room, located at the center of the dwelling.

The applicant is proposing 12 light fixtures, including two lights above each garage door, one in the ceiling of each porch, one above each sliding door to the rear yard and one above each sliding door to the deck and one above each sliding door to the roof decks.

Chairman Sugarman asked for questions from the Board.

Mr. Juzmeski asked why are there paver walkways at the stairway?

Mr. Cocoros stated to keep the property clean instead of having landscaping there. We can change this to stepping stones.

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

Top right-to the right, north

Bottom left-to the left, single family homes

Bottom right-across the street, 2 two-family homes

The lot is well suited for what we are proposing. The lot size is conforming. We are replacing a two-family dwelling. The structure is in scale with the surrounding homes and fits in with the neighborhood. There is a conforming amount of parking on site. The buildings meet the side yard setback, it's the stairs that project, requiring a variance. Drainage improvements are being made. The positive criteria outweighs the negative criteria.

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

Chairman Sugarman asked if anyone from the public would like to come up, be sworn and testify on the application.

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It was moved by Mr. Conway, seconded by Mr. Joh and approved on a vote of 7-0 by members Liapes, Nitti, Joh, Conway, Pacheco, Hong and Sugarman to grant the applicant approval to construct a Two Unit Dwelling.

Docket #22-21, Stepan Karageozian, 463 Catherine Street, Block 3654, Lot 7, Minor Subdivision – Two (2), Two Unit Dwellings

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

Mr. Martins stated currently there is a three story frame dwelling, 4 foot wall and garage on the property. These will be demolished. We propose to subdivide the property into two equal lots and construct two two-unit dwellings.

Grading and drainage plan – shows the location of the proposed structures. The entrances will be on the side of each unit. We are providing drainage for each lot under the driveways. Utilities will be connected across the street.

Landscaping – 14 trees will be removed, there will be no replacement. We will make a contribution to the tree fund.

Chairman Sugarman asked for questions from the Board.

Mr. Juzmeski stated at the intersection there is a 25 foot site requirement.

Mr. Martins stated the planting area will not impede the site visibility. There will be nothing above Catherine Street.

Mr. Juzmeski stated the proposed wall has a 3 foot gap. How will you maintain the plantings?

Mr. Martins stated there will be access but the plants should be low maintenance.

Mr. Juzmeski stated the central stairway, is it necessary to have this much impervious coverage?

Mr. Martins stated we can have Mr. Cocoros work on this.

Mr. Mariniello asked what is the distance between the two buildings?

Mr. Martins stated there is 10 feet between the buildings.

Chairman Sugarman asked for questions from the Board, 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 the duplexes will be identical. There will be two car driveways and two car garages. These are three level configurations. The structure is all brick. There will be roof decks at the front.

Sheet 2-Floor Plans – The basements will have recreation rooms, a powder room, utility room, a sprinkler room and stairs to the upper levels at the rear of each dwelling.

The first floor of each dwelling is proposed to consist of a living room with bay window and a powder room at the front of each dwelling. An open plan dining room/kitchen/eating area and stairs to the other levels are proposed at the rear of each dwelling.

The second floor of each dwelling is proposed to consist of a master bedroom with bay window, two walk-in closets, an ensuite master bathroom, and a laundry closet at the front of the dwelling. At the rear of the dwelling the applicant is proposing two bedrooms, a shared full bathroom, linen closet and stairs.

Chairman Sugarman asked for questions from the public.

Mr. Joh asked what the height will be to the ceiling of the first floor.

Mr. Cocoros stated 9 feet in the kitchen and at the front 13 feet to the ceiling.

Mr. Juzmeski asked what material will be used for the guardrail.

Mr. Cocoros stated it will be decorative metal or glass.

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

Top right-to the north, right

Bottom left-up the hill on Catherine Street

Bottom right-across the street, two-family homes

Mr. Spatz stated the lots are slightly undersized. The site is well suited for what we are proposing. There is currently a three-family dwelling on the property. The existing dwelling is significantly larger. The FAR can be supported. We are providing drainage facilities. We are consistent in height with the neighborhood. Our building is 3 ½ stories high. The setback along Catherine Street will be increased. Additional landscaping will be provided. We are providing parking on site.

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

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Chairman Sugarman asked if anyone from the public would like to come up, be sworn and testify on the application.

It was moved by Mr. Liapes, seconded by Mr. Conway and approved on a vote of 7-0 by members Liapes, Nitti, Joh, Conway, Pacheco, Hong and Sugarman to grant the applicant Minor Subdivision approval.

It was moved by Mr. Conway, seconded by Mr. Pacheco and approved on a vote of 7-0 by members Liapes, Nitti, Joh, Conway, Pacheco, Hong and Sugarman to grant the applicant approval to construct 2 Two-Unit Dwellings.

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)

Jason Tuvel stated this application is carried from the July 27, 2021 meeting.

Mr. Jamison VanEck, 2150 Center Avenue, Fort Lee is here representing the Regency Coop and entered his appearance.

Matthew Seckler, Civil & Traffic Engineer, Stonefield Engineering, 92 Park Avenue, Rutherford was sworn in and his credentials accepted by Chairman Sugarman.

Mr. Seckler has reviewed the professionals' reports.

Exhibit A5-aerial exhibit-Stonefield Engineering dated July 27, 2021 was shown on the Board.

Exhibit A6-Colorized Site and Landscaping Plan dated July 26, 2021 – the tan color is the building. The site is in the R7 zone. We propose 31 units, 56 parking spaces. There will be three different drainage areas. All the Neglia report comments will be complied with. Lighting comments will all be complied with.

Landscaping plan -A robust landscaping is proposed.

The only entrance is on Center Avenue. The first parking space is for deliveries. The other three are for visitors. There are assorted parking types in the garage. The car carousel is two dimensional. There are three carousel parking spaces when you enter the gate which will hold 8 cars. The carousel has three normal spaces which will hold 8 cars. Then a 5 x 3 which will hold 14 cars. There are 48 plus 4 plus 3 ADA spaces.

Mr. Conway asked if the cars are stacked on top of each other. Is there a fire prevention system in the carousel?

Mr. Seckler stated yes.

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Anthony Garrett, Architect, stated Sheet A301 shows there is a specific fire protection system in the carousel system.

Mr. Seckler stated there will be 1.8 parking spaces per unit. There will be 6 different carousels.

Site distance is sufficient.

Mr. Tuvel stated he will be in touch with the Parking Authority.

Mr. Intindola asked how will the visitor parking be handled? What is the type of noise anticipated for the parking garage system?

Mr. Seckler stated we will come back with more information at the next meeting.

Mr. VanEck questioned Mr. Seckler:

Mr. VanEck you stated the storm water will go to an inlet. What about the wall and erosion?

Mr. Seckler stated we can create a channel and show the proposal at the next meeting.

Mr. VanEck stated the remainder of the water will be collected underground. These drains get clogged and where will the water go?

Mr. Seckler stated we can add inlets within the garage. The trench drain will be 12 inches wide.

Mr. VanEck asked can a third drain be added?

Mr. Seckler stated the requirements are currently being met.

Mr. VanEck stated originally there were 56 parking spaces, how many are proposed now?

Mr. Seckler stated 56 spaces are proposed.

Mr. VanEck asked how long will it take to get someone in and out of a carousel space?

Mr. Seckler stated it is quicker, about 45 seconds to one minute.

Mr. VanEck asked Mr. Seckler about the rear yard setback, lot coverage and FAR.

Mr. Seckler stated the garage is not included in these calculations.

Mr. VanEck asked does the parking garage have the required 10 foot setback?

Mr. Seckler stated no.

Mr. VanEck stated on sheet C16, the turning radius sheet, you need to start from the far left.

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Mr. Seckler stated a car can navigate this turn.

Mr. VanEck asked is a loading zone required?

Mr. Seckler stated I believe so.

Chairman Sugarman stated this application is carried to the meeting of October 26, 2021. No further notice is necessary, time is waived for the Board to act.

Docket #17-21, Ayed Awad, 543 Main Street, Block 4454, Lot 28, Preliminary & Final Major Site Plan – Mixed Use Retail and Residential Building

Chairman Sugarman stated this application is carried to the meeting of October 12, 2021.

ADJOURNMENT

It was moved by Mr. Joh, seconded by Mr. Liapes to adjourn the meeting at 10:12 p.m.

Respectfully submitted,

Linda Garofalo

Linda Garofalo
Recording Secretary