

FORT LEE BOARD OF ADJUSTMENT
September 24, 2019

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

Absent: J. Nitti, D. Starace

Present: N. Nabbie, Esq., M. Jovishoff, Phillips Preiss Grygiel Leheny Hughes LLC, P. Carberry, Neglia Engineering Associates

NOTICE OF MEETING: The Chairman states: Let the minutes reflect that adequate notice of this meeting has been provided in the following manner: On November 27, 2018 this Body, by Resolution, adopted a Schedule of Regular Public Meetings for 2019. 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 2019 to cover the cost of mailing.

Approval of Minutes

It was moved by Mr. Makroulakis, seconded by Mr. Silver, and passed on a vote of 7-0 by members Silver, Joh, Makroulakis, Conway, Liapes, Yook and Sugarman to approve the minutes of the meeting of August 27, 2019.

RFQ Selection Committee

Chairman Sugarman requested volunteers from the Board to be on a selection committee for the RFQ's for 2020. The committee will include Mr. Liapes, Mr. Makroulakis and Chairman Sugarman.

Resolution Authorizing the Issuance of Requests for Qualifications for Professional Services to the Zoning Board of Adjustment for the Year 2020

Chairman Sugarman stated this is to approve a resolution to authorize the issuance of requests for qualifications for professionals for the year 2020.

A motion was made by Mr. Silver, seconded by Mr. Liapes, and passed on a vote of 7 to 0 by members Silver, Joh, Makroulakis, Conway, Liapes, Yook and Sugarman, to approve the Resolution Authorizing the Issuance of Requests for Qualifications for Professional Services to the Zoning Board of Adjustment for the year 2020.

Memorializations

Docket #11-19, Han Kim & Yung Kim, 2408 Hammett Avenue, Block 6959, Lot 19, Preliminary & Final Major Site Plan – Three-Unit Dwelling

Chairman Sugarman stated this memorialization is carried to the meeting of **October 8, 2019**.

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

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

Acceptance/Completeness

Docket #24-19, Misha Lee, Esq., 1160 Palisade Avenue, Block 1352, Lot 9, Minor Site Plan Approval – Mixed Use – Professional Office & Residential

Chairman Sugarman announced that the applicant was amending the application to include signage. The application was deemed incomplete and acceptance/completeness was carried to October 8, 2019.

Docket #25-19, 2051 Fletcher LLC, 2051 Fletcher Avenue, Block 4458, Lot 3, Two Unit Dwelling

It was moved by Mr. Joh, seconded by Mr. Liapes, and passed on a vote of 7-0 by members Silver, Joh, Makroulakis, Conway, Liapes, Yook and Sugarman to deem the application complete. Outstanding items to be submitted prior to public hearing. A public hearing date of October 8, 2019 was given.

Docket #26-19, 1355 15th Street FLNJ LLC, 1355 Fifteenth Street, Block 2251, Lot 3, Preliminary & Final Major Site Plan – 14-Story, 150-Unit Residential Building

Nylema Nabbie, Esq. had a conflict and stepped off of the dais.

It was moved by Mr. Silver, seconded by Mr. Joh, and passed on a vote of 7-0 by members Silver, Joh, Makroulakis, Conway, Liapes, Yook and Sugarman to deem the application complete. Outstanding items to be submitted prior to public hearing. A public hearing date of October 22, 2019 was given.

Nylema Nabbie, Esq. returned to the dais.

Public Hearings

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)

Jason Tuvel, Esq. announced that this application would be withdrawn without prejudice. His client will be amending the plans and refile based on the comments from the Board and Public. It will be resubmitted between 30-60 days. He had no objection to withdrawing without prejudice as long as the client would not be charged for the application fees again.

Chairman Sugarman stated that if the new application was submitted within 90 the application fee would be waived but escrow would need to be replenished upon request.

Docket #12-19, 2400 Apartment Corporation, 2400 Hudson Terrace, Block 7159, Lot 7, Preliminary and Final Major Site Plan – Amenity Addition onto the Existing Plaza

Chairman Sugarman stated this application is carried to the meeting of November 12, 2019. The applicant will renotece.

Docket #23-19, Daniel Stabile, 2171 Jones Road, Block 5451, Lot 8, Two Unit Dwelling

Marc Macri, Esq., representing the applicant, stated the applicant is going to knock down the old single-family house that is currently on the property and replace it with a brand new two – unit duplex. There will be three witnesses this evening.

Kiersten Osterkorn, Omland & Osterkorn, Inc., 22 Madison Heights, Wyckoff. Ms. Osterkorn was sworn in and her credentials accepted as an engineer by Chairman Sugarman.

Ms. Osterkorn stated: There is currently a single-family dwelling upon the lot. It is Block 5451, Lot 8 and in the R-3 Zone. The lot is 60 feet wide by 105 feet deep. The property is slightly lower in the back. The front of the property drains to Jones Road from the house to the street. They are proposing a three-story, two-unit dwelling. The trees/shrubs in the line of sight will comply and be short enough to not block. There is currently no drainage on the sight. There will be a drainage system put in the rear of the property. They will work with Neglia Engineering during construction to pick the best drainage location if it is not found to be the rear.

Mr. Makroulakis questioned: How much rear land is in Leonia?

Ms. Osterkorn stated: 10 feet.

Mr. Macri stated: There is no portion of the proposed house in Leonia.

Ms. Osterkorn stated: There is a sanitary sewer in the rear yard. There is possibly an easement of record, but we are not sure. The applicant would like to construct their deck over it. If work needs to be done on the sewer, the owner will comply.

Mr. Carberry stated: The owner stated that if there needs to be access to the sanitary sewer line and the deck needs to be moved for the maintenance, it will be at the owner's expense. We are okay with that.

Mr. Jovishoff questioned: Will you comply with the 3 ½ caliper trees, add additional screening and plantings in the recessed areas on the side yards and comply with the request for the screening to be closer together and with additional plantings?

Ms. Osterkorn stated: Yes.

Vassilios Cocoros, 467 Sylvan Avenue, Englewood Cliffs. Mr. Cocoros was sworn in and his credentials accepted as an architect by Chairman Sugarman.

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Mr. Cocoros stated that the duplex was designed with the client. The owner currently lives there. They wanted a custom two-family dwelling. It is a three-level configuration. There are true two car driveways and two car garages. The units are a mirror image besides that fact that the left side is set higher than the right. It will consist of brick and precast. There will be lighting at the front above the garages and doors, there will be lights above the back doors in the basement and first level and there will be lights above the side doors to keep the area well lit. This area has been robbed multiple times in the past. The basement level contains the garage, a powder room, a utility room, closets and a recreation room. The first floor contains a living room, a dining room, closets, a powder room, a kitchen and eating area. The second floor contains a master bedroom and master bathroom, a laundry area, closets, two additional bedrooms and full bathroom.

Mr. Makroulakis questioned: Are these decks larger than normal?

Mr. Cocoros stated: Yes, the clients wants extra space. The use the outside a lot and the request came from them.

Mr. Silver questioned: The side door, is a regular entry door and not a sliding glass door because of security you said. Why?

Mr. Cocoros stated: They have popped glass on the sliding glass doors before. The last time the robbers tried to get through the garage and the sliding glass doors.

Mr. Jovishoff questioned: Will the lighting be shielded? Will you provide the detail as a condition of approval?

Mr. Cocoros stated: Yes.

Mr. Jovishoff questioned: Could you add two additional trees at the front corners of the property?

Mr. Cocoros stated: Yes, decorative trees.

David Spatz, 60 Friend Terrace, Harrington Park. Mr. Spatz was sworn in and his credentials accepted as a planner by Chairman Sugarman.

Exhibit A1 – Photo Board of Site and Surrounding Area

Top left- Subject Property

Top right- Looking to the right

Bottom left- Property to the left

Bottom right- Directly across the street

Mr. Spatz stated: The property is an R-3 Zone. There are two “D” variances needed which is for FAR and height. There are several “C” variances needed. The property can support the increase in the FAR it is 300 square feet larger and the area can handle the larger building. There is a conforming amount of parking. The height is consistent with what is newer in the neighborhood. This proposal is slightly smaller than what was approved to be built across the street. The use is conforming. It meets Purpose E because it is consistent with the neighborhood and newer uses. The setbacks are similar to what is

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currently existing on the site. The decks project but will not obstruct in any way as the surrounding properties are substantially lower. They are providing additional landscaping. The building coverage will have an impact on the drainage but there is a drainage improvement proposed where there is currently none. There is no substantially negative reasons why not to grant the variances being sought. The variances are negligible. The positive outweighs the negative and adequate light, air and open space are provided. Thus, the variances can be granted.

Chairman Sugarman asked if there were any questions from the public. He asked if the public wished to make any comments on the application.

Mr. Macri stated: My clients were born and raised in Fort Lee. They raised their child in Fort Lee. They want to keep their property and stay on the block. They are what you call lifers. I request that you look favorably upon this application.

It was moved by Mr. Liapes, seconded by Mr. Makroulakis, and passed on a vote of 7-0 by members Silver, Joh, Makroulakis, Conway, Liapes, Yook and Sugarman to grant the applicant approval to construct a new Two- Unit Dwelling.

ADJOURNMENT

It was moved by Mr. Makroulakis, seconded by Mr. Silver, to adjourn the meeting at 8:57 p.m.

Respectfully submitted,

Christen S. Trentacosti

Christen S. Trentacosti
Recording Secretary