

# **FORT LEE BOARD OF ADJUSTMENT**

**September 26, 2023**

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

**Absent:** J. Luppino

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

Chairman Sugarman called the meeting to order at 7:33 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 Mrs. Hong, seconded by Mr. Pacheco 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 September 12, 2023.

## **Memorialization**

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

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 approval.

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

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**Acceptance/Completeness**

**Docket #30-23, Senatore Homes, LLC, 808 Jassamine Way, Block 251, Lot 2, Two Unit Dwelling**

It was moved by Mr. Conway, seconded by Mr. Tropea and passed on a vote of 7-0 by members Liapes, Nitti, Conway, Joh, Tropea, Pacheco and Sugarman to deem the application complete. Mr. Macri will call for a hearing date.

**Public Hearings**

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

Chairman Sugarman stated Mrs. Hong is recused from this application.

Mr. Zane Khoroizian is representing the applicant.

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

Mr. Martins stated he reviewed the letters dated August 8 and August 28, 2023 from Nelia Engineering.

**Exhibit A1**-colorized site plan

The lot is 50 feet wide by 100 feet deep. We propose to remove what is on the property and construct a two unit duplex. Drainage improvements will be made and run to culcex systems. Utilities will be underground pending approval from the utility company.

Landscape plan-no trees are on the site. Two japanese zelcova's will be planted. Also, we propose hollies, junipers, myers yews and low boxwoods. The planting strip is 2 feet.

Chairman Sugarman asked for questions from the Board.  
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.

Mr. Cocoros stated he reviewed and can met the conditions in the Neglia letter. The property is in the R10 zone. In the back, the property goes up. There will be a retaining wall constructed. Brick or stone and stucco and a panelized system will be used on the exterior of the home.

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Sheet A2-Exterior lighting will be at all the doors. On the ground floor there will be a one car garage, utility room and recreation room. The first floor includes a living room, dining room, galley kitchen, family room, powder room and sliding glass door.

Sheet A3-second floor – this is the bedroom level. There will be three bedrooms including a master bedroom with dressing area, closet, ensuite bathroom, two secondary bedrooms, a shared bathroom and linen closet. On the attic level there is a balcony, railings, staircase, home office, den and full bathroom. The building is a two family, it used to be a three family. The homeowner is doing the job and will be living in the home.

Chairman Sugarman asked for questions from the Board.

Mr. Conway asked if the height of the building will be 45 feet?

Mr. Cocoros stated yes.

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 right, south

Bottom left-to the left, north

Bottom right-across the street, Palisades Park

We are in the multi-family zone. The property is well suited for what we are proposing. The lot area is equal to the other two families in the area. We are reducing the density from three units to two units. The lot size is non-conforming. The setbacks are consistent with the existing dwellings on Fourteenth Street. Landscaping is being provided, The height is consistent with the other dwellings and is being reduced by three feet.

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.

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

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

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

Mr. Cocoros stated he is giving an overview of Mr. Collazuol's plan. The property is 60 feet by 100 feet. It is in the R3 zone. We will comply with the Neglia letter dated September 20, 2023. This is a two family side by side duplex to be occupied by the owner. Drainage facilities will be installed in the front and the rear. There is no storm water management currently on the property.

Landscaping plan-we will accommodate any issues. A silk fence will be installed. Mr. Cocoros stated Mr. Collazuol will answer any questions.

Mr. Juzmeski stated if approved, the site survey needs to be updated and show the shed was removed.

Mr. Mariniello asked what is currently there?

Mr. Macri stated a two family home.

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

William Gong, 1531 12th Street, Fort Lee stated there are cracks on the retaining wall.

Mr. Cocoros stated the wall will be removed and we are installing a fence and walls on the sides. This is a three level structure. It will be all brick with bay windows. The rear has a kitchen with a deck. The exterior lighting is on the plans. Both sides are the same.

Sheet A3-shows a garage, staircase, utility room, stairs, den, home office, bathroom and closets. The first floor has a staircase, living room, dining room, galley kitchen, family room and deck. The bedroom level has 3 bedrooms, master bedroom and two secondary bedrooms, a shared bathroom and linen closet. There will also be roof decks. One side of the home is for the owner and the other side will be rented.

Mr. Juzmeski stated there is a fence proposed in the back. Please make sure you don't puncture the sewer line when installing it.

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.

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Mr. Spatz stated two families are permitted in this zone. There are only C variances for rear and side yards. The building meets the side yard setbacks. The stairs and deck project. We have a conforming front yard. There are no drainage facilities on the property, we are providing them. There is nothing substantially negative. There is a sufficient amount of parking being provided on site.

Chairman Sugarman asked for questions from the Board.

Mr. Juzmeski stated I believe this requires a D5 variance.

Mr. Spatz stated there is no increase in density. The building meets the FAR limitation.

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.

Mr. Joh stated we are approving an egress door with the basement.

The Board took a recess at 8:27 and returned at 8:30.

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

**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**

Mr. Macri stated we are here tonight for Amended Preliminary & Final Major Site Plan and Signage approval.

**Exhibit A1**-Memorandum by MCB Engineering dated August 16, 2023.

**Exhibit A2**-Luminis Lighting detail (5 pages)

Mr. Clark, Engineer, 11 Furler Street, Totowa was sworn in and his credentials accepted by Chairman Sugarman.

Mr. Clark reviewed the proposed changes in his memorandum with the Board. Regarding these changes, the FAR is less, the parapet wall on Building A has increased, Building B mechanical height has increased to 26 feet, the minimum lot area per family is now less, landscaping at grade has increased, lot coverage is increased, sidewalk was 5.3 and is now 4 feet, (4 feet complies), there are two waivers – the driveway offset has been reduced, the distance

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between the driveways is better. Tandem stalls need to be permitted. There are 256 parking stalls required, 268 are proposed. The driveway width and loading deck has increased, Lighting is now more appropriate, there will be streetscape brick treatment at the rear of the curb. Loading area main entry of Building B - we are adding a planter. We will comply with the Neglia letter.

Chairman Sugarman asked for questions from the Board.

Mr. Juzmeski asked if the parking spaces will be dedicated?

Mr. Clark stated this has not been decided yet.

Mr. Juzmeski stated we need to make sure the DPW Director is satisfied with the light pole.

Mr. Clark stated no problem.

Mr. Juzmeski asked if there is EV parking on site?

Mr. Clark stated 18 spaces are being provided.

Mr. Juzmeski asked about screening around the exhaust system?

Mr. Clark stated the Landscape contractor submitted plans.

Mr. Mariniello asked if these changes are approved, are these just amendments?

Mr. Macri stated yes.

Chairman Sugarman asked for questions from the public.

Ian Jeung, Architect, 600 Sylvan Avenue, Englewood Cliffs was sworn in and his credentials accepted by Chairman Sugarman.

Mr. Jeung stated on Sign 1, the message center, it has been reduced by 3 square feet.

Sign 7-This is new signage for the south elevation.

Sign 3-this is on the west façade-rooftop – Building identification – reduced size but added 2 colors, now it is 5 colors, added red and yellow.

Mr. Joh asked what is the name of the building?

Mr. Jeung stated the FIAT house.

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Sign 4-the sign size has been reduced.

Sign 5-the north façade-the size has been reduced.

A3- description of changes on the board that was passed around.

A4- East elevation board.

Sign 2-East façade-similar to sign 3-no change, added 2 more colors.

Chairman Sugarman asked for questions from the Board.

Mr. Juzmeski stated there are restrictions of having the phone number on the sign, this requires a variance.

Mr. Macri stated that is proposed.

Chairman Sugarman asked for questions from the public.

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

The lot area is reduced but this still is a variance. Same goes for the FAR. C variances – the setback has improved, landscaping has been reduced along with the impervious coverage. That has been increased. There is an increase in parking being provided. The signs are being reduced in size but colors have been added. No changes to building height. There is no traffic impact.

Chairman Sugarman asked for questions from the public.

Mr. Mariniello asked if there is a variance for parking.

Mr. Spatz stated correct, it is conforming.

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

It was moved by Mr. Tropea, seconded by Mr. Pacheco and passed on a vote of 7-0 by members Liapes, Nitti, Conway, Joh, Tropea, Pacheco and Sugarman to grant the applicant Amended Preliminary & Final Major Site Plan approval – 309 Unit Residential Building & Signage approval.

**ADJOURNMENT**

It was moved by Mr. Joh, seconded by Mr. Liapes to adjourn the meeting at 9:15 p.m.

Respectfully submitted,

*Linda Garofalo*

Linda Garofalo  
Recording Secretary