

FORT LEE BOARD OF ADJUSTMENT

October 8, 2019

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

Absent: J. Nitti, D. Sugarman

Present: J. Bonica, Esq., L. Leheny, Phillips, Preiss, Grygiel, P. Carberry, Neglia Eng.

Vice Chairman Makroulakis called the meeting to order at 7:30 p.m.

NOTICE OF MEETING: The Vice 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 2019.

Approval of Minutes

It was moved by Mr. Liapes, seconded by Mr. Silver and passed on a vote of 6-0 by members Silver, Joh, Makroulakis, Conway, Liapes, and Yook to approve the minutes of the meeting of September 24, 2019.

Memorializations

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

It was moved by Mr. Conway, seconded by Mr. Liapes and denied on a vote of 4-2 by members Silver, Makroulakis, Conway, and Liapes to deny the applicant approval to construct a Three-Unit Dwelling.

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

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It was moved by Mr. Silver, seconded by Mr. Liapes and passed on a vote of 6-0 by members Silver, Joh, Makroulakis, Conway, Liapes and Yook to grant the applicant approval to construct a Two Unit Dwelling.

Acceptance/Completeness

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

Mike Dipple, Engineer, L2A Land Design, 60 Grand Avenue, Englewood was sworn in and his credentials accepted by Vice Chairman Makroulakis.

Mr. Dipple stated he prepared the plan for the applicant. The approval is for a legal office and residential dwelling. We have also prepared a survey. There are no changes in the parking requirements. This application is for the use and signage. This application is scheduled for the November 12, 2019 meeting.

It was moved by Mr. Liapes, seconded by Mr. Starace and passed on a vote of 7-0 by members Silver, Joh, Makroulakis, Conway, Liapes, Yook and Starace to deem the application complete.

Extension of Time/Site Plan Approval

Docket #50-14, Kaufer Main Realty, LLC, 90-100 Main Street, Block 4355, Lots 14, 15 & 16, Preliminary/Final Major Site Plan – 150 Unit Residential Building

Danielle Federico stated we are here to request a one year extension so the applicant can obtain financing.

It was moved by Mr. Liapes, seconded by Mr. Conway and passed on a vote of 7-0 by members Silver Joh, Makroulakis, Conway, Liapes, Yook and Starace to grant the applicant Extension of Time Approval for one year.

Public Hearing

Docket #5-19, Smile Building, LLC, 1440 Bergen Boulevard, Block 2752, Lot 8, Preliminary & Final Major Site Plan – Expansion of Auto Body Repair Shop

Vice Chairman Makroulakis stated that this application is carried to the meeting on November 12, 2019. No further notice is necessary. Time is waived for the Board to act.

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

Marc Macri stated we are here to seek approval to demolish the existing dwelling and construct a new two unit dwelling. We will comply with the Fire Official's letter dated September 24, 2019.

Perry Frenzel, Engineer, 30 Madison Avenue, Paramus was sworn in and his credentials accepted by Vice Chairman Makroulakis. Four sheets were prepared by his office. The property is overgrown. All structures to be removed. There is a deck proposed in the rear of the house. A drainage system is also proposed. Utility connections will be underground.

Landscaping Plan – The five larger trees and five smaller trees in the front yard are proposed to be removed as well as the shrubbery. The applicant is proposing to install a plant box at each front corner of the property. The planting strip between the driveways to contain six boxwood plants and one holly. Three trees will be planted and contributions will be made for the other two.

The Neglia Engineering letter will be complied with.

Mr. Carberry stated is there adequate site distance for someone backing out.

Mr. Frenzel stated landscaping will be a maximum of 30 inches.

Ms. Leheny stated Mr. Jovishoff asked in his letter that the driveways be 6 inches narrower.

Mr. Frenzel stated the Architect can address this.

Vice Chairman Makroulakis asked for questions from the Board, the public.

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

Mr. Cocoros stated the set-up is three levels. The garage is level with the street. The design is modern. Residential light fixtures to be used.

The ground floor of each unit is proposed to consist of a recreation room, home office, powder room and a utility room. Mr. Starace asked in order for this not to be converted into an apartment that the wall be taken down and the basement be left as open space. Mr. Cocoros agreed.

The first floor is to consist of a living room at the front of the dwelling, and a dining room and powder room, an open plan kitchen and family room at the rear of the dwelling.

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The second floor living area is proposed to consist of three bedrooms, including a master bedroom with ensuite master bathroom at the front of the dwelling and two additional bedrooms each of which has access to a separate full bathroom at the rear of the dwelling. An additional office is proposed on the second floor between the two smaller bedrooms. The third floor is proposed to consist of a recreation room, hallway, powder room and stairway to the second floor living area.

Vice Chairman Makroulakis asked for questions from the Board, the public.

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

ADJOURNMENT

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

Respectfully submitted,

Linda Garofalo

Linda Garofalo
Recording Secretary