

FORT LEE BOARD OF ADJUSTMENT

October 10, 2023

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

Absent: J. Luppino, H. Joh arrived 7:40

Present: D. Testa 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 Mr. Nitti, seconded by Mr. Liapes and passed on a vote of 7-0 by members Liapes, Nitti, Conway, Tropea, Pacheco, Hong and Sugarman to approve the minutes of the meeting of September 26, 2023.

Resolution Authorizing the Issuance of Requests for Qualifications for Professional Services to the Zoning Board of Adjustment for the year 2024

It was moved by Mr. Conway, seconded by Mr. Liapes and passed on a vote of 7-0 by members Liapes, Nitti, Conway, Tropea, Pacheco, Hong and Sugarman to approve the Resolution Authorizing the RFQ's for Professional Services to the Zoning Board of Adjustment for the year 2024.

RFQ Selection Committee

Chairman Sugarman stated the Vice Chairman, Mr. Liapes and Secretary, Mr. Nitti will be reviewing the RFQ's for the year 2024.

Memorialization

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

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It was moved by Mr. Pacheco, seconded by Mr. Conway and passed on a vote of 6-0 by members Liapes, Nitti, Conway, Tropea, Pacheco and Sugarman to grant the applicant approval to construct a Two Unit Dwelling.

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

It was moved by Mr. Nitti, seconded by Mr. Liapes and passed on a vote of 6-0 by members Liapes, Nitti, Conway, 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 and Signage

It was moved by Mr. Liapes, 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 Amended 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 – 32 Unit Multi-Family Building

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

Docket #31-23, Samadar Ben-Simhon, 811 Jassamine Way, Block 155, Lot 9, Amended Two Unit Dwelling – Addition to Rooftop Decks

It was moved by Mr. Liapes, 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.

Docket #32-23, 2470 Rossett Builders, LLC, 2470 Rossett Street, Block 6953, Lot 15, Preliminary & Final Major Site Plan – Three-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 #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

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Chairman Sugarman stated this hearing is carried to the meeting of November 28, 2023. No further notice is necessary, time is waived.

Docket #29-63, Hossai Popal Farahi, 1147 Glen Road, Block 1156, Lot 10, Deck & Gazebo Addition to Single Family Dwelling

Chairman Sugarman stated this hearing is carried to the meeting of October 24, 2023. No further notice is necessary, time is waived.

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

Mr. Macri stated we are here tonight seeking approval for a two family residential home.

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

Exhibit A1-colorized plans dated August 23, 2023

Mr. Martins stated this is an irregular shaped lot. There was a 1 ½ story frame dwelling on the property. The driveways are pitched to the street. Cultec systems to be installed under each driveway.

Landscaping plan-Sheet 2-there are no trees to be removed. A planting strip will be installed with hollies. Myers yews will go on the sides and arborvitae in the rear.

The Neglia report dated October 9, 2023 will be complied with.

Mr. Juzmeski asked about the two walkways and if the beds will be framed?

Mr. Martins stated we could provide curbing there.

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 a side by side two family dwelling with three levels is proposed.

Exhibit A2-floor plans-on the lower level there is a basement, one car garage, entry area, staircase, utility room, recreation room and a bathroom. On the first floor which is the entry level, there is a living room, dining room, kitchen, eating area, deck and sliding glass door.

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Lights are in the soffit, above garage door, at the entry alcove, basement bay window and the alcove. The second floor has a master bedroom, ensuite bathroom, two secondary bedrooms, a laundry area and linen closet.

We will comply with Steven Curry's letter.

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 A3-Photo Board of Site and Surrounding Area

Top left-subject property, vacant parcel
Top right-Cliffside Park
Bottom left-to the left, north
Bottom right-across the street, two family home

We are in the R3 zone which does not permit two family homes, There are 2 D variances for FAR and lot area per unit. There are 2 C variances for rear and side yards and maximum driveway width. Drainage is being handled on the property. Parking is being provided on site. I think the D variances can be supported. Building coverage is 197 square feet over what is permitted. Landscaping is being provided as a buffer.

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. 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.

ADJOURNMENT

It was moved by Mr. Conway, seconded by Mr. Pacheco to adjourn the meeting at 8:20 p.m.

Respectfully submitted,

Linda Garofalo

Linda Garofalo
Recording Secretary