

FORT LEE BOARD OF ADJUSTMENT

October 12, 2021

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

Absent: J. Nitti, S. Tropea

Also Present: J. Mariniello, Jr., Esq., T. Spach, Phillips, Preiss, Grygiel, D. Juzmeski, Neglia Eng.

Chairman Sugarman called the meeting to order at 7:35 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. On April 19, 2021, an updated notice with the Zoom Information was posted at 309 Main Street and mailed to the RECORD, JERSEY JOURNAL, STAR LEDGER, SPECTRUM, posted on the Borough Web Site and 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. Liapes, seconded by Mr. Pacheco and passed on a vote of 5-0 by members Liapes, Joh, Conway, Hong and Sugarman to approve the minutes of the meeting of September 28, 2021.

Memorializations

Docket #23-21, Monica Cisneros, 451 Brinkerhoff Avenue, Block 1054, Lot 18, Two Unit Dwelling

It was moved by Mr. Conway, seconded by Ms. Hong and approved on a vote of 5-0 by members Liapes, Joh, Conway, Hong and Sugarman to grant the applicant approval to construct a Two Unit Dwelling.

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Docket #25-21, 452 North Ave., LLC, 452 North Avenue, Block 3753, Lot 8, Two Unit Dwelling

It was moved by Mr. Liapes seconded by Mr. Conway and approved on a vote of 5-0 by members Liapes, Joh, Conway, Hong and Sugarman to grant the applicant approval to construct a Two Unit Dwelling.

Acceptance/Completeness

Docket #26-21, Mariana Kinkella, 305 Tom Hunter Road, Block 3951, Lot 5, Two Unit Dwelling

It was moved by Mr. Joh, seconded by Mr. Pacheco, and passed on a vote of 6-0 by members Liapes, Joh, Conway, Pacheco, Hong and Sugarman to deem the application complete. Mr. Macri will call for a hearing date.

Public Hearing

Docket #6-21, Hong Yang, 332 Coolidge Avenue, Block 6056, Lot 2, Addition & Renovation of a Two Family Dwelling

Mr. Capizzi stated this is currently a two-family dwelling that we are proposing to expand. The Planner is not available this evening.

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

Exhibit A1-the revised plan is on the board, colorized, last revision date is September 8, 2021. Currently existing is a two-story brick two-family structure. We are proposing to add to the front and back of the house. There will be new driveways that include a one car garage for each dwelling. The site is relatively flat. There will be a new porch in the same location.

Landscaping - the applicant is proposing to remove three existing trees and replace with three trees. In the front yard there will be an Eastern Redbud tree and four azalea plants to the left of the driveways. On the left side yard, 16 Meyers Yew plants are proposed adjacent to the lot line. In the rear yard the applicant is proposing an Easter Redbud tree at each corner of the rear yard, four arborvitae plants and a group of four arborvitae plants along the rear lot line between the existing trees.

Lighting - there will be 12 light fixtures, two wall sconces on the sides of the entry door, the balcony door, and the two rear doors to the first and second floors. Two pairs of security lights are proposed on each end of the side facades, mounted at the second level. The applicant agrees to work with the Board Engineer on lighting.

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Chairman Sugarman asked for questions from the Board.

Mr. Juzmeski asked if the applicant agrees to the comments in his letter.

Mr. Martins stated yes. Also, the walkway in the rear will be pavers. The walls will be out of the right-of-way. The current walls will be assessed by a structural engineer.

Ms. Spach asked if there will be screening around the A/C?

Mr. Martins stated yes.

Ms. Spach stated they are required to have 5 parking spaces, they are proposing four.

Ms. Spach asked if there will be landscaping on the right side.

Mr. Martins stated there is a 4 foot walkway there, there's not any room for additional landscaping.

Ms. Spach asked to see fencing and railing details.

Mr. Martins will provide.

Ms. Hong stated she'd like to see the paver area reduced on the right side and more landscaping added to reduce water issues.

Mr. Martins agreed.

Chairman Sugarman asked for questions from the public.

Po Yi Wu, Architect, 656 Martense Avenue, Teaneck was sworn in and his credentials accepted by Chairman Sugarman.

Mr. Wu stated the plans on the board have a revision date of July 28, 2021. The existing home consists of two units. The lower unit has three bedrooms, two living rooms, two full bathrooms and a mechanical room in the basement and on the first floor. The second unit has two bedrooms, a living room, and a full bathroom on the second floor. There is a kitchenette in the basement, a full kitchen on the second floor which only appears accessible to the upper unit, and some kitchen facilities in the second bedroom on the second floor.

We are proposing a two unit dwelling with five bedrooms on the lower level and three bedrooms on the upper level. New unfinished attic space is proposed above.

The basement contains two one car garages at the front of the dwelling. The larger, right garage is proposed to have access to a family room at the rear of both garages. At the rear of the

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dwelling, the applicant is proposing an open gym space and full bathroom, which includes a washer and dryer, as part of apartment one.

The first floor of apartment one consists of a living room, kitchen, dining room, five bedrooms including one walk-in closet, and three full bathrooms. The kitchen and dining room are proposed at the rear of the dwelling, and the living room at the front of the dwelling.

Apartment two is proposed on the second floor. It will have a living room, dining room, three bedrooms including one walk-in closet and three full bathrooms.

The garage on the left is for the second-floor unit. The garage on the right is for the first-floor unit.

The attic level is for the HVAC. The exterior will have stucco finish.

Chairman Sugarman asked for questions from the Board.

Mr. Conway asked why there is a full bathroom in the basement.

Mr. Wu stated so the occupant can take a shower after using the gym.

Mr. Liapes stated there is a door with stairs in this area, this could be used as an illegal apartment.

Chairman Sugarman stated the applicant can change this bathroom to a powder room.

Mr. Capizzi stated I will ask my client.

Ms. Spach asked if the applicant can provide details on the exterior LED sconces.

Mr. Wu stated yes, we will provide.

Chairman Sugarman asked for questions from the public.

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 a future date. The applicant will re-notice.

ADJOURNMENT

It was moved by Mr. Liapes, seconded by Mr. Joh to adjourn the meeting at 8:12 p.m.

Respectfully submitted,

Linda Garofalo

Linda Garofalo
Recording Secretary