

# **FORT LEE BOARD OF ADJUSTMENT**

**October 13, 2020**

**Present:** J. Nitti, J. Silver, H. Joh, G. Makroulakis, D. Conway, H. Liapes, S. Tropea, D. Sugarman

**Absent:**

**Present:** J. Mariniello, Jr., Esq., M. Jovishoff, Phillips, Preiss, Grygiel, D. Juzmeski, Neglia Eng., B. Intindola, Neglia Eng.

Chairman Sugarman called the meeting to order at 7:30 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 2020.

The meeting was held remotely, by means of communication equipment. The foregoing Electronic Public Meeting is recommended due to the current situation involving COVID-19 Virus and directives of State and County governments. The meeting was conducted using Zoom operating system.

## **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 Sugarman to approve the minutes of the meeting of September 22, 2020.

## **Memorializations**

Resolution Authorizing the Issuance of Requests for Qualifications for Professional Services to the Zoning Board of Adjustment for the year 2021.

It was moved by Mr. Liapes, seconded by Mr. Nitti and approved on a vote of 8-0 by members Nitti, Silver, Joh, Makroulakis, Conway, Liapes, Tropea and Sugarman to Authorize the Issuance of Requests for Qualification for Professional Services to the Zoning Board of Adjustment for the year 2021.

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**Docket #27-18, 1677 Maple Street Realty, Co., 1677 Maple Street, Block 3559, Lot 5, Extension of Time – Two-Family Dwelling**

It was moved by Mr. Makroulakis, seconded by Mr. Liapes and approved on a vote of 6-0 by members Silver, Joh, Makroulakis, Conway, Liapes and Sugarman to grant the applicant Extension of Time – Two-Family Dwelling.

**Docket #16-19, Sephardic Congregation of Fort Lee, Inc., 313 Tom Hunter Road, Block 3951, Lot 7, Amendment to Resolution & Extension of Time – Preliminary & Final Major Site Plan – Expansion of Basement & Second Floor**

It was moved by Mr. Makroulakis, seconded by Mr. Conway and approved on a vote of 7-0 by members Silver, Joh, Makroulakis, Conway, Liapes, Tropea and Sugarman to grant the applicant Amendment to Resolution & Extension of Time – Preliminary & Final Major Site Plan – Expansion of Basement & Second Floor approval.

**Docket #3-20, Redco Contruction Corporation, 2038 Hoefley’s Lane, Block 4951, Lot 5, Two Unit Dwelling**

Chairman Sugarman stated this memorialization is carried to the meeting of October 27, 2020.

**Docket #11-20, 2100 North Central Road FL, LLC, 2100 North Central Road & 2143 Hudson Terrace, Block 6155, Lots 1 & 2, Amended Preliminary & Final Major Site Plan – Renovation and Conversion of Existing Office Building and Hotel to a Planned Development Group Apartment Building of 310 Residential Units & Signage**

Chairman Sugarman stated this memorialization is carried to the meeting of October 27, 2020.

**Docket #24-20, W&R Home Builders, LLC, 461 Hillcrest Avenue, Block 6951, Lot 7, Two Unit Dwelling**

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

**Docket #25-20, Anna Rozenblat, 211 Warwick Avenue, Block 1956, Lot 17, Addition & Renovation of a Two Family Dwelling**

It was moved by Mr. Makroulakis, seconded by Mr. Silver and approved on a vote of 7-0 by members Silver, Joh, Makroulakis, Conway, Liapes, Tropea and Sugarman to grant the applicant approval to do an Addition & Renovation to a Two-Family Dwelling

**Acceptance/Completeness**

**Docket #30-20, 1244 15<sup>th</sup> Street Assoc., LLC, 1224 Fifteenth Street, Block 1552, Lot 3, Minor Subdivision – Two Unit Dwelling & Single Family Dwelling**

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It was moved by Mr. Makroulakiss, seconded by Mr. Conway and passed on a vote of 8-0 by members Nitti, Silver, Joh, Makroulakis, Conway, Liapes, Tropea and Sugarman to deem the application complete. Mr. Macri will call the Board office for a hearing date.

### **Public Hearings**

#### **Docket #6-20, HLC Development, LLC, 490-494 Jane Street, Block 3653, Lots 2 & 3, Preliminary & Final Major Site Plan – Five Unit, Townhome Development**

Chairman Sugarman stated this application is carried to the meeting of December 8, 2020.

#### **Docket #29-20, 423 Grandview, LLC, 423 Grandview Place, Block 6652, Lot 19, Two Unit Dwelling**

Mr. Macri stated our intention is to demolish the existing dwelling and site improvements and construct a new three-story, two-family dwelling on the property. We are going to give the Borough an easement on the east side of the property.

Mr. Jovishoff stated we are not going to hold the applicant responsible for replacing one tree.

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

Mr. Martins stated the lot is irregularly shaped. There is a 1 ½ story brick dwelling on the site. We plan to construct a new two-family duplex style dwelling.

Sheet 1-site plan, drainage and grading plan – We have two driveways separated by a planting strip. The driveways will be pitched out to the street. The sanitary sewer on the easterly side of the property is mainly on the neighbor's property. The utilities will go out to the street. Drainage will be underground to cultec systems to be installed under each driveway.

Landscaping plan – we will replace the trees that are removed. The October 8, 2020 Neglia report will be complied with. The applicant is proposing to remove three trees from the property which includes the large tree that was recently removed. One tree on the rear lot line will be retained. Ten boxwood plants will be in the planting strip, 46 juniper plants will be planted along the entire length of the right side lot line, 15 juniper plants in the left planting area in the front yard, 14 meyers yew plants on the left side lot line and 12 arborvitae on the rear lot line and the left side of the rear yard. In addition, a zelkova tree is proposed on both the left and right sides of the driveway in the front yard, and an eastern redbud tree is proposed at the left corner of the rear yard.

Chairman Sugarman asked for questions from the Board.

Mr. Makroulakis stated 419 Grandview has a sewer cover in the back left corner.

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Mr. Martins stated we will uncover and clean out if necessary.

Chairman Sugarman asked for questions from the public.

Mr. Jovishoff stated there will be two zelkovas and a redbud tree that will be replaced with a zelkova.

Mr. Martins stated correct.

Mr. Jovishoff asked to the fencing being replaced.

Mr. Martins stated the fences on the side will be removed.

Mr. Macri stated the rear fence will be replaced with a PVC fence.

Richard Kang, owner of the townhouse at 432 Grandview Place, Fort Lee stated how will this impact the neighborhood environmentally.

Mr. Martins stated in order to minimize drainage impacts there will be two cultec systems installed with a total retention capacity of 3,628 gallons. The systems will be connected to roof drains at the rear and sides of the dwelling.

Zoran Lazarevic, 46 Westview Place, Fort Lee stated what is the underground water level.

Mr. Martins stated we have not done any testing yet. The results will go to the Engineer for his review.

Zoran Lazarevic stated how will the public be notified of the results.

Mr. Martins stated the Engineer receives the results.

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 is proposed. The floors are above the ground line. This is an all brick structure.

Sheet A2-floor plan-The basement of each unit is proposed to consist of a recreation room, utility room, full bathroom, closet and stairs to the upper floors. The garages are at the front of the dwelling.

The first floor will have a living room at the front of the dwelling, dining room, powder room at the center of the dwelling, and an open plan kitchen/family area/eating area at the rear of the dwelling.

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The second floor is proposed to consist of a master bedroom with ensuite full bathroom, laundry room, and linen closet at the front of the dwelling and two bedrooms and a shared full bathroom at the rear of the dwelling.

A total of 12 nine-Watt LED light fixtures, including one wall mounted light fixture above each garage door, two in the soffit of the bay window above each driveway, one recessed in the ceiling of each covered porch, one above each ground level sliding door to the rear yard and one above each sliding door to the wooden deck in the rear yard.

Chairman Sugarman asked for questions from the Board.

Michael Jovishoff stated there is a discrepancy in the building height. Is it 33.75 feet or 31.9 feet.

Mr. Cocoros stated the height is 31.92 feet.

Mr. Jovishoff stated the driveways are proposed at 19 feet. I recommend 17 ½ feet.

Mr. Cocoros stated we have 33 feet, it makes it easier to get out at 19 feet.

Mr. Liapes stated there is a shower in the basement level. I don't think it's a problem. It's practical for these homes.

Chairman Sugarman stated the Ordinance allows it. The applicant is requesting a stand-up shower stall.

Richard Kang stated I believe there is a drop grade driveway. Currently there is a one car driveway with one car parking spot. With two driveways on site, the parking changes. How has the town considered the loss of one spot.

Chairman Sugarman stated there will be a loss of one spot. The parking will be provided on site. Six off-street spaces will be provided.

Zoran Lazarevic stated do you have the decibel rating for the A/C's in the back.

Mr. Cocoros stated no.

Chairman Sugarman stated these A/C units should be made so there is as little noise as possible.

Patrick Song, 201 Northbridge Plaza stated has a traffic study been done.

Mr. Macri stated no.

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

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Exhibit A1-Photo Board of Site and Surrounding Area

Top left-subject property

Top right-to the right, east, single family house

Bottom left-to the left, west, two-family homes

Bottom right-across the street

We are in the R3A zone which permits two-family dwellings. Two D variances are required for FAR and building height. What we are proposing is in line with the Master Plan. It is a permitted use. The purposes of zoning are met. The FAR can be handled on the property. Drainage will be provided on site. We have a conforming amount of parking. The height is consistent with the neighborhood. The side yards are only slightly less than what is allowed. The lot is a little narrow. The rear yard is similar to what is provided in the other homes. The building coverage will be hidden by screening. We are consistent with the Master Plan. I believe the variances could be granted.

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

Zoran Lazarevic stated someone mentioned increased screening in the yard. What will this be.

Mr. Spatz stated the landscaping and trees in the rear yard.

Zoran Lazarevic stated how can we all get our utilities run underground.

Chairman Sugarman stated there is a pole there and the applicant can put his utilities underground. 99% of the time PSE&G will not allow it if it has to go across the street.

Richard Kang stated in the proposed application, Grandview is a dead-end street. DPW goes there to the end of the block. Construction on site, how will this affect the local traffic during construction.

Chairman Sugarman stated a construction plan should be provided. The least amount of disruption will be worked out.

Mr. Kang stated it was pointed out that across the street is the parking for the condos on the corner. Snow removal is an issue. If snow needed to be removed, would snow go across the street.

Mr. Macri stated the town plows curb to curb. Snow on this site will go to the sides, not across the street.

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

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**Docket #13-20, Redco Construction Corporation, 216-218 Columbia Avenue, Block 553, Lot 2, Preliminary & Final Major Site Plan – Four Unit Development**

Mr. Cereste stated this is a contract purchase. The property is located in the R6 zone. A three-story building is proposed. The use is permitted. A FAR variance is needed.

Exhibits

A1-site plan by Mark Martins dated January 1, 2020, 6 sheets

A2-Architectural plan by Vassilios Cocoros dated January 2020

A3-Four photos by David Spatz

A4-drainage calculations dated January 16, 2020

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

Mr. Martins stated this is an irregular shaped piece of property. There is a three-story brick dwelling on the property in addition to a masonry garage in the rear. A new four-unit townhouse style building is proposed with two side-by-side units on Columbia Avenue and two side-by-side units on Cumbermeade Road. Each unit will occupy all four stories. This will be a single four-unit dwelling, comparable to a mid-rise building.

Sheet 1-key map

Sheet 2-survey

Sheet 3-site plan

We are providing 8 parking spaces.

Grading and utility plan-the driveways will be pitched down on either side. There will be a retaining wall installed. We are proposing to provide two cultec systems under each driveway. The utilities will be underground, if possible. Trash will be stored in the garage units. A/C units will be on each side of each unit. Both reports from the Engineer and Planner will be complied with.

Chairman Sugarman asked for questions from the Board.

Mr. Makroulakis stated on the fourth floor, you mentioned there will be sitting areas.

Mr. Cereste stated we can cut this back.

Mr. Juzmeski stated the stairway fronts Cumbermeade Road. Can you confirm that no steps will be in the public right-of-way.

Mr. Martins stated this is correct.

Mr. Jovishoff stated Mr. Martins stated he will comply with my letter, the driveways will be reduced.

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Mr. Martins stated the driveways will be reduced to 17 feet.

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

Exhibit A2-Architectural plan-The building will be between some old and some new buildings. We have a duplex on Cumbermeade and a duplex on Columbia. This will be a total of four units. The building will be all brick. Roof decks will be revisited.

Sheet A2-floor plans-The basements in all units are proposed to consist of a recreation room, utility room, powder room, closet and stairs to the upper floors at the rear of the unit and a garage at the front of the unit.

The first floor living areas are proposed to consist of a living room and dining room at the front of each unit and a kitchen and powder room at the rear of each unit. Stairs to the other levels are provided at the center of the units.

The second floor living areas are proposed to consist of a master bedroom, with an ensuite master bathroom, and a laundry room at the front of each unit and two bedrooms and a shared full bathroom at the rear of the units.

The fourth floor is proposed to consist of a small room called a “finished attic” which includes a sink and counter space, powder room, and stairs to the lower levels. The attic room provides access to a roof deck at the front of each unit.

The site plan indicates four LED wall sconces are proposed at the front of the dwellings on Columbia Avenue and three are proposed at the front of the dwellings on Cumbermeade Road.

Chairman Sugarman asked for questions from the Board.

Mr. Silver stated is there parking for two cars in each unit.

Chairman Sugarman stated is it beneficial to keep the driveways the way they are now.

Mr. Cocoros stated 18 feet is a better configuration.

Mr. Silver stated you are required to have parking for eight cars, correct.

Mr. Cocoros stated yes.

Mr. Liapes stated what is the opposition to roof decks, there are no yards on the site.

Mr. Makroulakis stated I think houses are big enough. We are opening up a pandoras box. We've eliminated them in the past.

Mr. Cocoros stated this is a multi-family location. We could cut it down and provide a bulk



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head.

Chairman Sugarman stated do these roof decks impact any of the neighbors.

Mr. Liapes stated these could be six stories or have balconies on them.

Chairman Sugarman stated what are the sizes of the decks.

Mr. Cocoros stated 15.4 feet by 18 ½ feet.

Chairman Sugarman stated could we bring the glass partition back and decrease the size of the deck by 2-3 feet.

Mr. Makroulakis stated is there a cover on the deck.

Mr. Cocoros stated no.

Chairman Sugarman asked for questions from the Board, 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

Top right-to the west, three family dwelling

Bottom left-to the east, mixed use structure

Bottom right-on Cumbermeade, rear of our property

Mr. Spatz stated the property is in the R6 zone which permits this proposal. We need one D and several C variances. The property is well suited for what we are proposing. We meet several purposes of zoning. The property can support the increase in FAR. Drainage is being provided on site. There is no rear yard, roof decks provide recreational space. The coverage is slightly exceeded. Landscaping is being provided in the front and in the side yards. There is a conforming amount of parking on site. I believe the variances can be granted.

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

It was moved by Mr. Liapes, seconded by Mr. Joh and passed on a vote of 7-0 by members Nitti, Silver, Joh, Makroulakis, Conway, Liapes and Sugarman to grant the applicant Preliminary & Final Major Site Plan approval to construct a Four Unit Development

**ADJOURNMENT**

It was moved by Mr. Joh, seconded by Mr. Makroulakis to adjourn the meeting at 9:33 p.m.  
Respectfully submitted,

*Linda Garofalo*

Linda Garofalo  
Recording Secretary

