

# **FORT LEE BOARD OF ADJUSTMENT**

**October 26, 2021**

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

**Absent:** S. Tropea

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

Chairman Sugarman called the meeting to order at 7:38 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 Ms. Hong and passed on a vote of 6-0 by members Liapes, Joh, Conway, Pacheco, Hong and Sugarman to approve the minutes of the meeting of October 12, 2021.

## **Memorializations**

### **Resolution Authorizing the Issuance of Requests for Qualifications for Professional Services to the Zoning Board of Adjustment for the year 2022**

It was moved by Mr. Nitti, seconded by Mr. Joh and approved on a vote of 7-0 by members Liapes, Nitti, Joh, Conway, Pacheco, Hong and Sugarman to grant the Authorization to Issue Request for Qualifications for Professional Services to the Zoning Board of Adjustment for the year 2022.

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**Extension of Time/Site Plan Approval**

**Docket #8-20, Demetrios Stamboulos, 466 Jane Street, Block 3654, Lot 5, Extension of Time – Preliminary & Final Major Site Plan – Three Unit Dwelling**

It was moved by Mr. Nitti, seconded by Mr. Liapes and approved on a vote of 7-0 by members Liapes, Nitti, Joh, Conway, Pacheco, Hong and Sugarman to grant the applicant Extension of Time approval until March 31, 2023.

**Public Hearing**

**Docket #6-21, Hong Yang, 332 Coolidge Avenue, Block 6056, Lot 2, Addition & Renovation of a Two Family Dwelling (continued from the public hearing of October 12, 2021)**

Mr. Capizzi stated this application was before the Board two weeks ago. At the request of the Board, we have amended the plans to show the full bathroom in the basement has been changed to a half bathroom.

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

**Exhibit A1-Photo Board of Site and Surrounding Area**

Top left-shows the subject property, a two-family home

Top right-to the right

Bottom left-to the left, East, a vacant lot

Bottom right-across the street, two-family homes

Mr. Spatz stated two-family homes are permitted in this zone. The FAR variance can be supported on this site and it is well suited for this. There are a number of two-family homes on Coolidge Avenue. Zoning-we meet several of the purposes of zoning. This proposal will improve the building. The use is permitted in this zone. The site can accommodate the additional FAR. All drainage is being controlled on site. The building and setbacks are typical for the area. We are 110 square feet over what is permitted. The positive criteria is met. The setbacks are similar.

Chairman Sugarman asked for questions from the Board.

Chairman Sugarman asked for questions from the public.

Chairman Sugarman asked if anyone would like to come forward, be sworn and testify on the application. Hearing none, he brought it back to the Board.

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

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**Docket # 18-21, 2130 Center Avenue, LLC, 2130 Center Avenue, Block 5952, Lot 1, Preliminary & Final Major Site Plan – 31 Unit Residential Building Over Parking (continued from the public hearing of September 14, 2021)**

Chairman Sugarman stated this application is carried to the meeting of December 14, 2021. No further notice is necessary, time is waived for the Board to act.

**Docket #27-21, 6 BLVD, LLC, 805 Fairview Lane, Block 351, Lot 15, Modification to Prior Two Unit Dwelling Approval**

Chairman Sugarman stated this application is carried to an unknown date. Notice is necessary.

**ADJOURNMENT**

It was moved by Mr. Nitti, seconded by Mr. Joh to adjourn the meeting at 7:57 p.m.

Respectfully submitted,

*Linda Garofalo*

Linda Garofalo  
Recording Secretary