

FORT LEE BOARD OF ADJUSTMENT

November 9, 2021

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

Absent: S. Tropea

Also Present: J. Bonica, Esq., S. Trahan, Phillips, Preiss, Grygiel, D. Juzmeski, Neglia Eng.

Chairman Sugarman called the meeting to order at 7:30 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. 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 7-0 by members Liapes, Nitti, Joh, Conway, Pacheco, Hong and Sugarman to approve the minutes of the meeting of October 26 2021.

Memorializations

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. Conway, seconded by Mr. Pacheco 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.

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

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

Acceptance/Completeness

Docket #28-21, Franklin Properties NJ, LLC, 1216 Sixteenth Street, Block 1553, Lot 3, Two Unit Dwelling

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

Docket #29-21, M&M Bergen Developers, II, LLC, 2285 Seventh Street, Block 6854, Lot 6, Two Unit Dwelling

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

Public Hearing

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

Mr. Macri stated we are here tonight seeking the Board's approval for a side-by-side, two-family dwelling. We will comply with the October 27, 2021 Neglia report except for item 3.7. We need to obtain temporary access on the northeasterly and southeasterly adjacent properties.

Temporary construction agreements or easements need to be secured for the proposed retaining wall.

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

Mr. Cocoros stated the plans on the easel were prepared by Mark Martins, there are three sheets. This is an oversized lot. The home was built in the late 1940's early 1950's. We plan to demolish this building.

Sheets A1 and A2 – dated August 2, 2021, revised August 27, 2021. This shows the building

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footprint. It is a three-level configuration, the staircase is on the side. This home has three bedrooms on each side.

The applicant is proposing 10 lighting fixtures. There will be two above each garage door, one in the ceiling of each porch, one above each ground level sliding door to the rear yard, and one above each sliding door to the deck in the rear yard. There will be no spillage of lighting.

The floor plans are mirror images. The basement on each unit is to consist of a recreation room, powder room, utility room, and two closets. The first floor will have a living room, dining room, powder room and a linen closet at the front of the dwelling. An open plan kitchen/eating area is proposed at the rear of the dwelling. The second floor is proposed to consist of three bedrooms, including a master bedroom, an ensuite master bathroom, and laundry at the front of the dwelling and two bedrooms and a full bathroom at the rear of the dwelling.

Chairman Sugarman asked for questions from the Board.

Mr. Juzmeski asked if there will be a perimeter fence on this property.

Mr. Cocoros stated no.

Ms. Trahan stated there is a discrepancy in the average grade. Can you confirm the height?

Mr. Cocoros stated I would go with the height Mr. Martins provided.

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 A1-Photo Board of Site and Surrounding Area

Top left-subject property

Top right-to the right, East

Bottom left-to the left, West

Bottom right-across the street, larger single-family home

Mr. Spatz stated the area is primarily single-family homes. There are a few two-family homes being built. We need a use variance. Two-family homes are not permitted in this zone. The use meets the purposes of zoning. The neighborhood is undergoing some changes. This is a small older home that is outdated. New drainage will be provided. The property can support the additional FAR. All drainage will be handled on site. The height is consistent with the neighborhood. The building meets the front yard setbacks. The rear yard has a similar setback. The building coverage is 228 square feet over the maximum amount permitted. We are at a similar density as what is in the area. We have a conforming amount of parking. I believe it's appropriate to grant the variance.

Chairman Sugarman asked for questions from the Board.

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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.

Emil Anzalleg, 301 Tom Hunter Road, Fort Lee stated I am a neighbor. The character of Tom Hunter Road is changing. I'm afraid it is changing the street. My side of the street is all single family homes. Across the street, close to Palisade Avenue, there is a two-family home. I feel for the value of the property and the neighborhood.

It was moved by Mr. Pacheco, 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 approval to construct a Two Unit Dwelling.

ADJOURNMENT

It was moved by Mr. Joh, seconded by Mr. Liapes to adjourn the meeting at 7:55 p.m.

Respectfully submitted,

Linda Garofalo

Linda Garofalo
Recording Secretary