

FORT LEE PLANNING BOARD

April 4, 2016

PRESENT: A. Pohan, L. LaMastro, S. Sakin, B. Suh, J. Cooney, N. Forshner,
C. Nicholas, R. Ferris.

ABSENT: M. Marshall, H. Greenberg, C. Keng.

PRESENT: G. C. Kienz, Esq., Board Attorney; M. Jovishoff of Phillips, Preiss,
Grygiel Associates; D. Harrington of Boswell Engineering; Christen
Trentacosti, Board Secretary.

Vice Chairman Sakin called the meeting to order at 7:35 p.m.

NOTICE OF MEETING

Vice Chairman Sakin stated: 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 the 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 notice and have prepaid the fee fixed for the year 2016.

APPROVAL OF MINUTES

Ms. Cooney stated: The first line in the Notice of Meeting in the Planning Board Minutes for March 21, 2016, states: "Chairman Greenberg stated:.....". This should be changed to "Vice Chairman Sakin stated:.....".

A motion was made by Ms. Cooney, seconded by Mr. LaMastro, and passed on a vote of 7 to 0 by members Pohan, LaMastro, Sakin, Suh, Cooney, Forshner and Nicholas to approve the minutes of the meeting of March 21, 2016, as amended, in accordance with the request Ms. Cooney.

DOCKET NO. 2-16

**METRO CITY BANK
1636 Parker Avenue
Block 4353, Lot 12**

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A motion was made by Ms. Cooney, seconded by Mr. Forshner, and passed on a vote of 4 to 0 to approve the Memorialization for the Resolution of Approval for this application as prepared by the Board Attorney for preliminary and final major site plan approval for an interior alteration for Metro City Bank at 1636 Parker Avenue.

DOCKET NO. 9-15 HOMA CONSTRUCTION
2443 First Street
Block 6959, Lot 7

Mr. Kienz read into the record a letter dated April 1, 2016, from the attorney for the applicant, David Russo, Esq., requesting that the public hearing for this application be carried to the meeting of May 16, 2016, because the applicant is still revising the Plan of Easement, and also stating that the applicant is waiving the time requirement for this application to accommodate this postponement.

Ms. Cooney questioned: How long can this go on?

Mr. Kienz stated: I can't remember the last time notice was sent out on this matter. In order to resolve many issues with this application I suggest we set it down peremptorily for hearing at our meeting of May 16, 2016. If the public hearing for this application does not go forward at that meeting, I suggest we have the applicant re-notice.

The board members were polled, and the poll showed that board members were unanimous in their approval of Mr. Kienz's two suggestions above.

ZONING BOARD OF ADJUSTMENT

Mr. La Mastro, Planning Board Liaison to the Zoning Board of Adjustment, stated: I was requested by Mr. D. Porrino to request this board to revisit how we measure the height of a residential dwelling. The Zoning Board of Adjustment is receiving a lot of requests for variances with regard to height.

Mr. Jovishoff stated: The issue is whether or not the measurement for height should be to the top of the building. The issue here has to do with slanted roofs and where the measurement for height should be taken from.

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Mr. LaMastro stated: Again, the Zoning Board is requesting that we revisit this issue.

Mr. LaMastro continued: A second request was raised. The Planning Board submitted a list of suggested changes for some of the current ordinances. Mr. Porrino would like to know what happened to those suggested changes.

Councilman Pohan stated: I don't think this board ever submitted those proposed changes. When the Chairman returns, I suggest we bring closure to those proposed items.

Mr. Jovishoff stated: We went through the Master Plan page by page, but I don't know if we completed our review.

Mr. LaMastro stated: So, we have two issues to resolve. We have to revisit the building height requirements and we have to address the proposed changes we want to make to the existing ordinances.

Councilman Pohan inquired: Is there a practical reason to revisit the roof issue?

Mr. Jovishoff then explained in detail the logic for having the ordinance written the way it is presently.

DOCKET NO. 4-16

**ELLIJAY, LLC
2023 Center Avenue
Block 4651, Lot 11**

Vice Chairman Sakin explained: This is to accept an application for review for preliminary and final major site plan approval for an addition and interior renovation at 2023 Center Avenue, as well as to deem this application complete. Carmine Alampi, Esq. is representing the applicant.

Santo Alampi, Esq., appearing on behalf of Carmine Alampi, Esq., stated: This is an application for an addition and interior renovation at 2023 Center Avenue. We will be submitting this application for county approval. We have received recommendations from Mr. Phillips. The signage will be the same as it is now. We will be submitting the drainage calculations as requested. We will provide testimony regarding the streetscape plan. We have not filled out Items Nos. 24 through 40. We will fill those items out and submit them. We will be requesting variances for parking.

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A motion was made by Councilman Pohan, seconded by Mr. LaMastro, and passed on a vote of 8 to 0 by members Pohan, LaMastro, Sakin, Suh, Cooney, Forshner, Nicholas and Ferris to deem this application complete and to accept this application for public hearing.

The applicant was directed to contact Ms. Barbara Klein to set a date for the public hearing of this application.

DOCKET NO. 1-16

**REDEVELOPMENT AREA 3
470 MAIN STREET ASSOCIATES, LLC
456-470 Main Street
453 Jane Street
Block 3656, Lots 6 and 7
Block 4056, Lots 1 and 14**

Vice Chairman Sakin stated: This is a continuation of the public hearing for this application from the meeting of March 21, 2016.

Mr. Kaufman stated: We concluded our presentation two weeks ago. We were asked to come back tonight to discuss the traffic issue. I would like our traffic expert, Mr. Luglio, to go through Boswell's report on traffic.

Mr. Louis Luglio stated: I am in receipt of Boswell's report. In our analysis, we didn't take into account that there was a de facto left turn coming out of the Main Street driveway. Sometimes there are police at that intersection directing traffic, especially if there is a traffic problem at the George Washington Bridge. We were very conservative and considered this would be one lane. Yet, it functions at times as two lanes. We have not received a response from the county yet. The analysis software we have has a difficult time analyzing certain driveways such as this one. There are two traffic lights that provide a gap in traffic in order to make turns. We have a good stacking distance onsite. The access for the Jane Street egress/ingress is not the most desirable from which to exit. Therefore, we believe most people will enter and exit from the Main Street egress/ingress. We anticipate that all of the traffic will come in and out on Main Street. This proposal exceeds the parking required. We can not control the number of parking spaces on Main Street and the availability of those parking spaces. Mr. Virgona presented testimony as to where the garbage will be picked up. Garbage removal will be provided by the applicant.

Mr. Forshner expressed concern about people driving east on Main Street.

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Mr. Luglio stated: I think it might be a good idea to permit a right-hand turn only when drivers exit from the Main Street driveway.

Mr. Kaufman stated: I think that an insurance company will set some standards on this issue.

Mr. Luglio stated: There is no parking eastbound in front of the property.

Mr. Kaufman stated: We will coordinate the time for the pickup of the garbage with the Police Department.

Councilman Pohan stated: We know this is a county road and traffic in and out of the property is subject to the Department of Transportation. If the DOT suggests some changes must the applicant come back before us?

Mr. Kienz stated: The planner and traffic expert can look at what the county wants and then make a determination.

Mr. Luglio stated: If there is a significant backup at the bridge, then the Police are usually at this intersection. But, there is always a traffic guard at that intersection.

Mr. Kaufman stated: The developer is entering into an agreement to provide nine affordable housing units in an offsite development, and the 6/10 obligation for affordable housing will be satisfied by the applicant writing a check made payable to the borough.

Vice Chairman Sakin opened the meeting to the public for questions of Mr. Luglio, but no one from the public came before the board.

Mr. Harrington questioned: Can you discuss the availability of mass transit at this site?

Mr. Luglio answered: Bus service is provided up and down Main Street. You can also walk to the George Washington Bridge where additional bus service is available.

Mr. Harrington stated: There are four small retail stores being proposed with parking on the main level for shopping.

Mr. Luglio advised: There will be additional parking one level down for shoppers.

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Mr. Harrington questioned: Can you make the customers of the stores aware that there is also parking one level down? And can you provide signage saying that those four parking spaces on the main level are for customers only with a time limit for parking?

Mr. Kaufman stated: I think it is a question of first seeing who the tenants for those four stores are going to be. Certainly the employees of those stores should not park in those four parking spaces. Employees should either park below or park outside the building.

Mr. Kienz read into the record information regarding the parking issue.

Ms. Cooney stated: There is a disparity between the height of the surrounding buildings and this proposed building. There is a line of single story stores there.

Vice Chairman Sakin opened the meeting to the public for comments regarding this application, but no one from the public appeared before the board.

A motion was made by Mr. Nicholas, seconded by Mr. LaMastro and passed on a vote of 9 to 0 by members Pohan, LaMastro, Sakin, Suh, Cooney, Forshner, Nicholas and Ferris to approve this application with the stipulations set down during the hearing.

ADJOURNMENT

A motion was made by Mr. Nicholas, seconded by Mr. Forshner, and passed without objection to adjourn this meeting at 8:30 p.m.

Respectfully submitted,

Patricia A. Jordan
Recording Secretary

