

FORT LEE PLANNING BOARD

May 2, 2016

PRESENT: A. Pohan, M. Marshall, L. LaMastro, S. Sakin, B. Suh, C. Keng,
R. Ferris, H. Greenberg.

ABSENT: J. Cooney, C. Nicholas, N. Forshner.

PRESENT: G. C. Kienz, Esq., Board Attorney; Barbara Klein, Board Secretary;
Christen Trentacosti, Asst. Board Secretary; M. Jovishoff of Phillips,
Preiss, Grygiel Associates; M. Tiberi of Boswell Engineering.

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

NOTICE OF MEETING:

Chairman Greenberg 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

A motion was made by Mr. Sakin, seconded by Mr. LaMastro, and passed on a vote of 5 to 0 by members Pohan, LaMastro, Sakin, Suh and Ferris to approve the minutes of the meeting of April 4, 2016. Members Greenberg, Marshall and Keng abstained from the vote.

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**

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Mr. Kienz discussed several changes that were necessary for him to make when preparing the Memorialization for this approved application for preliminary and final major site plan approval for 96 residential units including ground-level retail and parking on site.

A motion was made by Councilman Pohan, seconded by Mr. Ferris, and passed on a vote of 5 to 0 by members Pohan, LaMastro, Sakin, Suh and Ferris to approve the Memorialization for this application including the changes to same as set forth by Mr. Kienz at this evening's meeting.

DOCKET NO. 4-16

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

Chairman Greenberg advised: This is a public hearing for preliminary and final major site plan approval for an addition and interior renovation for property located at 2023 Center Avenue.

Santo Alampi, Esq., representing the applicant, advised: The subject property is located at 2023 Center Avenue and consists of approximately 4,000 square feet. The property is located on the west side of Center Avenue between Main Street and Guntzer Street and it abuts the Municipal Parking Lot. There exists on the property an improved 2-1/2-story dwelling with a garage in the rear. We are proposing to construct a small, 1-1/2-story addition in the rear on top of the first floor of the structure. The lot is 40 feet wide and approximately 100 feet in depth. We are seeking variances for a side yard and for the parking. Four parking spaces are required, and we are providing three parking spaces. The three parking spaces we are providing are in the rear of the property, and therefore, we require a variance for the location of those parking spaces as well.

Mr. Kienz advised: Everyone sitting on this board has a conflict with this application due to the fact that this is a government building that is located within 200 feet of the subject property. I believe we should invoke the "Rule of Necessity" which will enable us to hear this application.

The board members indicated that they were in agreement with invoking the "Rule of Necessity" so that the public hearing for this application could continue.

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Mr. Jovishoff advised: Variances will be required for the following: A side yard setback on one side of the property; the number of parking spaces being provided; and, the distance between the parking area in the rear and the front lot line.

Mr. Alampi marked the following documents into evidence as exhibits:

Exhibit A-1 – Colorized Aerial Rendering of the property and surrounding properties.

Exhibit A-2 – Photography Exhibit with 8 photographs of the property and surrounding properties taken by Mr. Martin Santini.

Exhibit A-3 – Colorized architectural site plan.

Mr. Martin Santini, architectural expert for the applicant, was sworn in, stated his qualifications, and testified: In the center of Exhibit A-1, you can see the location of the property. The project is within 150 feet of the existing Municipal Parking Lot. Exhibit A-2 is a series of eight photographs taken by me personally of the subject property.

Mr. Santini then proceeded to identify all of the eight photographs on exhibit A-2.

Mr. Santin continued: I prepared a color overlay for Exhibit A-3. There will be a new 1-1/2-story addition that will be constructed over an existing one-story portion of the building. The existing structure is 2,052 square feet, and the proposed new addition will be 512 square feet. There will be a new, glass front façade and new stucco siding. There will be a new attic of 200 square feet above the second floor addition. The plans for the exterior of the building are in accordance with your zoning requirements. The second floor addition will be built on top of a section of the building in the rear that already exists. The new windows for the addition will be built in the same style as the windows that already exist today. The existing roofline is gable. The minimum front yard is “0” feet. We could, if we wanted, come right to the front line of the property. However, this is an existing building, and we wish to keep it the way it exists. The minimum back yard setback is 15 feet and we are providing 33.9 feet. The height of the building is 33 feet which is acceptable. Our impervious coverage is 78.8% and 85% is permitted. Our floor area ratio is 0.64 and that does not require a variance as 1.5 is permitted. Four parking spaces are required, and we are only providing three parking spaces. But keep in mind that we are 150 feet from the Municipal Parking Lot. Also, right now there are no parking spaces on the site. The rear of the lot abuts the Municipal Parking Lot. We will have landscape buffering in the rear. To the north of the subject property, there is a building that has parking in the front of the building. That building to the north

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is 2-1/2 stories high and is similar in character to the building we are proposing. This is a tight site and providing three parking spaces is the best we can do with the parking.

Mr. Santini then explained the calculations he had used to determine the parking requirements.

It was noted that Mr. Jovishoff's report dated April 28, 2016 advises: "The parking requirements within the C-1 zone provide a 1,000 square foot deduction for each 'individual use' (business). Although the information is not provided, it has been assumed for the purposes of the parking calculations, that a single office user is proposed for the entire building. In the event the applicant proposes more than one user/business, the parking requirement will be reduced. The applicant should provide testimony regarding the number of individual users (businesses) proposed for the building."

Mr. Alampi stated: The applicant's purpose and intent is to occupy this building for his own business, although, physically, it is possible to have more than one business at this site.

Mr. Santini stated: At the moment, we have one proposed owner.

Councilman Pohan stated: The revised site plan was filed on 4/16/16.

Mr. Alampi stated: There is a revised date of 4/19/16 for the site plan.

Councilman Pohan questioned: What happens when a 4th car comes to the site and goes into the driveway heading to the rear intending to park there and finds that there is no parking space available? Now he has to back out onto Center Avenue.

Mr. Santini stated: That is exactly what would happen. This is not a good situation. But, other buildings on Center Avenue have four parking spaces in the front of their property and those four cars have to back out onto Center Avenue. I believe there are four parking meters along this section of center Avenue that can also be utilized.

Mr. Jovishoff stated: I am not clear on the landscaping. I would recommend that any approval of this application be conditioned upon the approval of a landscape plan.

Mr. Santini advised: We could use ground cover in many areas. I have illustrated some bushes in the front. On the right side driveway there will be paving stones.

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Mr. Alampi stated: Signage is not being sought at this time. The hours of operation will be normal business hours.

Ms. Tiberi questioned: In the front there is a pea gravel area. What is proposed there?

Mr. Santini responded: It will be removed, and we will probably use ground cover rather than lawn.

Mr. Marshall asked: What is the height of the basement?

Mr. Santini answered: The height of the ceiling in the basement is less than 8 feet. The basement is proposed for mechanical equipment. The basement is unfinished. There will not be any habitable space in the basement. The square footage is approximately 700 s.f. The basement may also be used for storage. There is a door in the back. The attic is an extension of the existing attic space. The attic space will be used as office space.

When questioned, Mr. Alampi advised: My client places food in supermarkets. Occasionally, various vendors come to his business. Basically, he is a food broker.

Chairman Greenberg opened the meeting to the public for questions of Mr. Santini, but no one from the public came forward.

Mr. Tom Skrable, engineering expert for the applicant, was sworn in, stated his qualifications, and testified: We are proposing an oversized seepage pit in the rear of the property to collect water. Water will also run down the driveway into the street. There will be some decorative goose neck lighting. We will provide whatever shielding is necessary so that light will not spill onto any of the properties of our neighbors. We will be removing curbing at the side lot line and replacing the curbing with additional paving. This removal/replacement will be an improvement. The proposed parking spaces will measure 8 feet by 17 feet. Cars will overhang on the property slightly, but this will make it easier for cars to maneuver on the property.

Chairman Greenberg opened the meeting to the public for questions of Mr. Skrable, but no one from the public came forward.

Mr. Alampi stated: We have contacted the county with regard to this application, and the county has responded. We are respectfully requesting that you approve this application.

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A motion was made by Mr. Sakin, seconded by Mr. Keng, and passed on a vote of 8 to 0 by members Pohan, Marshall, LaMastro, Sakin, Suh, Keng, Ferris and Greenberg to approve this application contingent upon all conditions set forth during this public hearing being met by the applicant.

MASTER PLAN

Chairman Greenberg spoke to Mr. Jovishoff about the continuation of the work the board has been doing on the Master Plan. Mr. Jovishoff advised that he is presently involved in working on the issue of “signage” and that as soon as that issue has been finalized, he will be available to meet with the Planning Board to continue working on the Master Plan.

ADJOURNMENT

A motion was made by Mr. Sakin, seconded by Mr. LaMastro, and passed without objection to adjourn this meeting at 8:50 p.m.

Respectfully submitted,

Patricia A. Jordan
Recording Secretary

