

**FORT LEE PLANNING BOARD**

**June 6, 2016**

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

ABSENT: M. Marshall, C. Keng.

PRESENT: G. C. Kienz, Esq., Board Attorney; Barbara Klein, Board Secretary;  
Christen Trentacosti, Asst. Board Secretary; M. Jovishoff of Phillips,  
Preiss, Grygiel Associates; D. Harrington 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. Ferris and passed on a vote of 6 to 0 by members Pohan, LaMastro, Sakin, Suh, Ferris and Greenberg to approve the minutes of the meeting of June 6, 2016. Members Cooney, Forshner and Nicholas abstained from the vote.

**DOCKET NO. 4-16**

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

FORT LEE PLANNING BOARD

June 6, 2016

Page 2

A motion was made by LaMastro, seconded by Councilman Pohan, and passed on a vote of 6 to 0 by members Greenberg, Pohan, Sakin, Suh, LaMastro and Ferris to approve the

Memorialization for the Resolution of Approval for this application seeking preliminary and final major site plan approval for an addition and interior renovation for property located at 2023 Center Avenue as prepared by the Board Attorney.

**DOCKET NO. 6-15**                      **SELK Automotive**  
**d/b/a Plaza Automotive**  
**1696 Route 46 East**  
**Block 3559, Lot 1**

Chairman Greenberg advised: This application has been withdrawn.

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

Chairman Greenberg advised: This is an application for a sewer line relocation/easement for a two-family dwelling at 2443 First Street. David Russo, Esq., representing the applicant, advised the applicant is revising the plan of easement and will re-notice for a new hearing date.

**DOCKET NO. 6-16**                      **V & R DEVELOPERS, INC.**  
**1299 Abbott Boulevard**  
**Block 1951, Lot 5**

Chairman Greenberg advised: This is to accept a minor subdivision application for review for two lots at 1299 Abbott Boulevard for two single family dwellings. Paul Kaufman, Esq. is representing the applicant.

Danielle Lamake, Esq., of the office of Paul Kaufman, stated: We are in receipt of the report from Michael Jovishoff dated June 1, 2016.

Ms. Lamake went over the items contained in Mr. Jovishoff's report of June 1, 2016.

A motion was made by Mr. LaMastro, seconded by Mr. Ferris, and passed on a vote of 9 to 0 by members Pohan, LaMastro, Sakin, Suh, Cooney, Nicholas, Forshner, Ferris and Greenberg to deem this application complete and to accept this application for review.

**DISCUSSION                      REDEVELOPMENT AREA 5**  
**Eastern Parcel (the Modern)**  
**Restaurant Parking**

Mr. Jovishoff stated: Board members are in possession of my report dated May 26, 2016 regarding this situation. There are 625 parking spaces available in the north residential tower parking garage, and 548 of those spaces have been allocated for residential parking according to the Resolution for Approval. This redevelopment requires no more than 446 parking spaces for the use of residents. In addition, the Resolution of Approval states that 45 spaces are to be designated for restaurant use consisting of 32 spaces allocated to the restaurant and an additional 13 shared or swing spaces, all of which will be located in the north residential tower parking garage. Edmund Mikalauskas Esq., who represents the redeveloper, has advised that the prospective restaurant operator has requested a change in this parking allocation from 45 parking spaces to 90 designated parking spaces for restaurant use including the 13 shared or swing spaces.

Ms. Cooney questioned: Under the original Resolution of Approval, how many seats were permitted for the restaurant?

Mr. Jovishoff stated: I don't know.

Mr. Jovishoff stated: There are 45 parking spots for the restaurant currently, and the redeveloper is requesting another 45 parking spots.

Ms. Cooney asked: Will this just be a restaurant, or will there also be catering? Catering is an entirely different thing.

Councilman Pohan stated: I can't see how a restaurant of this size would not be doing catering.

Mr. Kienz stated: If you look at the ordinance in the redevelopment plan, this is entirely consistent.

Mr. Jovishoff stated: The restaurateur wants some assurance that the 90 parking spaces will be available.

FORT LEE PLANNING BOARD

June 6, 2016

Page 4

Edmund Mikalauskas, Esq. stated: The restaurant is owned by the redeveloper which is a joint venture. The discussions for the restaurant are still in a very preliminary phase. This change would be in the form of an amendment to the approved resolution.

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

Chairman Greenberg opened the meeting to the public for comments about this application, but no one from the public came forward.

A motion was made by Mr. Forshner, seconded by Councilman Pohan, and passed on a vote of 9 to 0 by members Pohan, LaMastro, Sakin, Suh, Cooney, Nicholas, Forshner, Ferris and Greenberg to amend the previously approved resolution in order to allow the requested shift in parking as set forth in Mr. Jovishoff's report dated May 26, 2016.

**DOCKET NO. 5-16**

**CEDAR WAY, LLC  
1636 Parker Avenue  
Block 4353, Lot 12**

Chairman Greenberg explained: This is a public hearing for the approval of a minor site plan for a proposed elevator at 1636 Parker Avenue. Saverio Cereste, Esq., is representing the applicant.

Saverio Cereste, Esq., advised: This application involves the addition of a 3-story, external elevator on the south side of the building at 1636 Parker Avenue along the property's English Street frontage. We have two more parking spaces than the number that is required. The interior of the building is approximately 5,600 square feet. Currently, we have a lift for the handicapped located on the south side of the building, but that lift only goes to the first floor. This elevator would provide greater functionality for the building.

Mr. David Garval, engineering expert for the applicant, was sworn in, submitted his qualifications, and stated: The property is located in a C-2 zone and measures 50 feet by 100 feet, for a total of 5,000 square feet. There is an existing three-story office building that was converted from a former residential structure. The existing building has a chair lift to the first floor. The ground floor has been approved for a bank use; the second floor is vacant; and the third floor has a ballet studio. Several variances were granted for this approved application. The proposal is to add an elevator that will go all the way to the third floor and will face English Street. The

existing chair lift will be removed, and the new elevator will be installed in its place. The proposed elevator will be located within a freestanding tower that will be approximately 10.6 feet in width and 9.5 feet in depth. Platforms will be installed to span the distance between the elevator and the building on the second and third floors. New exterior doorways will be installed on the second and third floors to provide access to the elevator. The existing doorway on the first floor will

be used for elevator access. Also, access will be available to the elevator from the parking area on the English Street frontage of the building. Currently, there are 12 parking spaces on the property. If this application is approved, it will be necessary to eliminate the existing 12-foot wide handicapped parking space. A new handicapped space, with a total width of 16 feet, will be created on the west side of the elevator tower. Two existing parking spaces will be reconfigured. If this application is approved, we will be providing 11 parking spaces instead of 12 parking spaces. The existing parking spaces on English Street will be restriped. All of the English Street parking spaces will conform in width and the number of spaces along English Street will not be reduced. But the restriping of the parking spaces on the Parker Avenue frontage to permit the inclusion of a five-foot wide walkway will reduce the number of parking spaces from five to four.

Mr. Cereste advised: There is no code violation connected with this application. The parking space that we will be losing is close to the elevator.

Mr. Forshner questioned: Why, over time, are bits and pieces of this property coming before us for modifications? The applicant modified the building a few years ago. Why didn't the applicant ask for this modification at that time?

Mr. Harrington stated: I just want to make sure the applicant will replace all damaged sidewalks.

Mr. Garval answered: Yes, we will replace all damaged sidewalks. We will take care of the plants and bushes.

Mr. Cereste stated: The buffer will be maintained.

Mr. Sakin questioned: How many people will be able to get into the elevator?

Mr. Garval replied: The elevator will be a good size.

Chairman Greenberg opened the meeting to the public for questions of Mr. Garval, and the following came before the board:

FORT LEE PLANNING BOARD

June 6, 2016

Page 6

Ms. Gari, 148 Engle Street, Fort Lee, New Jersey: There is no place for landscaping.

Mr. Garval showed Mrs. Gari where the lift will be removed and where the elevator will be installed. Mr. Garval also showed Ms. Gari where the landscaping will be added.

A colored architectural rendering was marked into evidence as Exhibit A-1.

Mr. Taeik Kim, architect for the applicant, was sworn in and utilizing Exhibit A-1 demonstrated where the elevator will be installed.

Chairman Greenberg questioned: How much further out will the proposed elevator extend than the lift presently extends?

Mr. Kim responded: Another six feet.

Mr. Kim stated: This elevator will be an accommodation for the handicapped. It will also make the building more functional. Six people will be able to fit into this elevator. If there is a wheelchair, then the elevator will accommodate less than six people. The elevator will set back into the building more than the chair lift does. This will be a hydraulic elevator. The light sources will be covered and there will be no light spillage. The elevator will be constructed of glass and stucco. We will be going down 8 feet into the ground. The elevator shaft will be attached to the building. This will be a freestanding elevator and holes will be cut into the walls of the building to accommodate the elevator. In other words, we will be cutting entrances into the building.

Mr. LaMastro stated: Additional parking will be required because the floor area will be increased.

Chairman Greenberg stated: But, this application will not increase "usable" space in the building.

Chairman Greenberg opened the meeting to the public for questions of Mr. Kim, but no one appeared before the board.

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

A motion was made by Ms. Cooney, seconded by Mr. Nicholas, and passed on a vote of 6 to 3 by members Pohan, Suh, Cooney, Nicholas, Greenberg and Ferris. The three "no" votes were cast by members LaMastro, Sakin and Forshner.

FORT LEE PLANNING BOARD

June 6, 2016

Page 7

Certain board members made comments while voting as follows:

Councilman Pohan: I think this application will be an aesthetic improvement.

Mr. LaMastro: There is no screening for the parking.

Ms. Cooney: My concern is what a mess this area is pothole-wise.

Chairman Greenberg: The proposed elevator will enhance the area.

**ADJOURNMENT**

A motion was made by Mr. Sakin, seconded by Mr. Forshner, and passed without objection to adjourn this meeting at 8:40 p.m.

Respectfully submitted,

Patricia A. Jordan  
Recording Secretary