

**FORT LEE PLANNING BOARD**  
**June 20, 2016**

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

ABSENT: C. Nicholas, 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; M. Tibari 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. LaMastro, seconded by Councilman Pohan, and passed on a vote of 8 to 0 by members Pohan, LaMastro, Sakin, Suh, Cooney, Forshner, Ferris and Greenberg to approve the minutes of the meeting of June 6, 2016, with the following correction as requested by Mr. LaMastro:

On page 7, the third paragraph:

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

should be stricken from the record and replaced with the following:

“Mr. LaMastro: That area is screaming for parking.”

Mr. Marshall abstained from the vote.

**DOCKET NO. 3-12**                      **FORT LEE REDEVELOPMENT  
ASSOCIATES, LLC  
100 and 800 Park Avenue  
(Martha Washington Way)  
Block 4851, Lots 1.02, 2, 3 and Parcels 4 and 5A**

A motion was made by Councilman Pohan, seconded by Ms. Cooney, and passed on a vote of 9 to 0 by members Pohan, Marshall, LaMastro, Sakin, Suh, Cooney, Forshner, Ferris and Greenberg to approve the Memorialization for the Resolution of Approval for a de minimis change to the Preliminary and Final Site Plan Approval for this application.

**DOCKET NO. 5-16**                      **CEDAR WAY, LLC  
1636 Parker Avenue  
Block 4353, Lot 12**

A motion was made by Ms. Cooney, seconded by Mr. Forshner, and passed on a vote of 5 to 0 by members Pohan, Suh, Cooney, Ferris and Greenberg to approve the Memorialization for the Resolution of Approval for this application for a minor site plan for a proposed elevator at 1636 Parker Avenue.

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

Chairman Greenberg advised: This is a public hearing for a minor subdivision at 1299 Abbott Boulevard to subdivide one lot into two lots and for two single family dwellings to be built on the newly created lots. Paul Kaufman, Esq. is representing the applicant.

Danielle Lamake, Esq., on behalf of Paul Kaufman, Esq., stated: This is an application for a minor subdivision at 1299 Abbott Boulevard. The applicant is proposing to demolish the existing residence and to subdivide the existing lot into two new tax lots to be known as Lot #5.01 and Lot #5.02. The applicant is also proposing to construct two identical, 2-1/2-story, single-family dwellings -- one on each of the newly subdivided lots. The existing lot is 13,107 square feet and is located in an R-2, single-family, residential district.

FORT LEE PLANNING BOARD

June 20, 2016

Page 3

Mr. Mark Martins, civil engineering expert for the applicant, was sworn in, submitted his qualifications, and testified: I prepared the subdivision and plot plan for this application.

The existing lot is located on the west side of Abbott Boulevard. The existing lot is approximately 13,107 square feet and is irregular in shape. The rear lot line is a series of saw tooth shapes. We would like to subdivide this lot into two new lots, Lot #5.01 and Lot #5.02. Because of the irregular shape of the property, the two new lots will not have exactly the same area. All of the existing structures and improvements will be removed from the existing lot. Both of the two newly-created lots will be conforming.

The colorized Plot Plan was marked Exhibit A-1 into evidence.

We are proposing to build a 2-1/2 story dwelling with an attached three-car garage on each of the new lots. The rear yard setbacks conform and the side yard setbacks conform. We require two front yard variances. Each of the garage doors will face Abbott Boulevard and variances are required for the front yard setbacks. Variances are also required for the garage setbacks.

Mr. Forshner questioned: How will you replace the trees that presently exist on the property?

Mr. Martins answered: We will be able to replace some of the trees, but we will not be able to replace all of them. We will replace the trees along the sides of the property. We will install plantings along the back of the property and down the center of the dividing line of the two new lots. We will save as many of the big trees as we can. We are in compliance with the floor area ratio. We will conform to the height requirement for each of the new buildings. We meet the parking requirements. We are proposing 22-foot driveways. Three cars will be able to park in each of the garages. Each driveway will be able to accommodate two parked cars. Variances will also be required for the width of the two driveways. We will submit landscaping plans to both Boswell Engineering and Mr. Jovishoff, and we will comply with their recommendations. As far as possible, we will minimize the number of trees that will be removed.

Chairman Greenberg opened the meeting to the public for questions of Mr. Martins, and the following approached the board:

Mr. Peter Ingilizian, Anderson Avenue, Fort Lee, New Jersey, was sworn in and stated: My house is on Anderson Avenue directly behind the applicant's property. There is a serious problem with drainage. The property slopes from Anderson

FORT LEE PLANNING BOARD

June 20, 2016

Page 4

Avenue down towards Abbott Boulevard. We had to bring in dirt to elevate our yard to prevent the water from our property running down onto the Abbott Boulevard property below and to prevent flooding on their property. If fencing is installed in the rear of the applicant's property, the water from our property will go up against that fencing and a lot of that water will remain there causing serious flooding on our property.

Mr. Martins stated: We will not be installing anything that will prevent the water from Anderson Avenue coming down to the applicant's property. I believe this is a grading issue and we will take care of it. We will be maintaining the elevation in the back yard.

Mr. Kienz advised Mr. Ingilizian: You are not permitted to allow water to drain down onto the applicant's property.

Mr. Ingilizian questioned: What is stopping this applicant from coming back in six months to apply for a duplex for these homes?

Chairman Greenberg stated: That will not happen with this board. We will not permit that.

Mr. Ingilizian stated: My concern is that I don't like what is going on in Palisades Park, and I don't want what is going on there to happen here. I am concerned about the quality of the schools in Fort Lee being kept at an educationally high level.

Mr. Ray Virgona, architect for the applicant, was sworn in, submitted his qualifications, and stated: I prepared the architectural plan.

The colorized architectural plan prepared by Mr. Virgona was marked into evidence as Exhibit A-2.

Mr. Virgona described the first page of the architectural plan and stated: The residences will be all brick. There will be two garage doors and a tandem garage behind that. Variances are required for a portion of the front porch roof as well as for the garages.

Mr. Virgona described the three levels of the proposed homes – the garage level, the living level and the bedroom level.

Mr. Virgona stated: Each home will be a little less than 4,000 square feet. There will be patios accessed from the first floor. The variances for the front porches are occasioned by the shape of the properties. If the porches did not have a roofs, we

FORT LEE PLANNING BOARD

June 20, 2016

Page 5

would not require variances. The only access to the basement will be from the garage of the first floor stairs. In other words, the basement does not have a direct entrance from the outside. There will not be a kitchen in the basement, nor will there be any kitchen appliances. The basement will not be able to be used as an apartment.

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

Chairman Greenberg opened the meeting to the public for comments regarding this application and the following came before the board:

1. Ms. Claire Paterson, Fort Lee, New Jersey: I live in the area. I am concerned about the increase in density along Abbott Avenue. I think increasing the density will set a precedent. I don't feel that putting two houses on that property is in line with the character of Abbott Boulevard.

Mr. Forshner asked: If we were to approve this application, can we make it a condition of that approval that kitchen facilities will not be permitted in the basement level?

Mr. Kienz answered: I can put something to that effect into the resolution if this approved. Frankly, these proposed single-family homes look like homes that would make perfect mother/daughter residences.

Mr. LaMastro addressed Ms. Paterson: This particular piece of property is very wide. This property is more than 13,000 square feet.

Chairman Greenberg stated: The proposed homes will conform to what is in that area now.

A motion was made by Mr. Sakin, seconded by Mr. Forshner, and passed on a vote of 9 to 0 by members Pohan, Marshall, LaMastro, Sakin, Suh, Cooney, Forshner, Ferris and Greenberg to approve the application for Lot #5.02.

A motion was made by Mr. Ms. Cooney, seconded by Mr. LaMastro, and passed on a vote of 9 to 0 by members Pohan, Marshall, LaMastro, Sakin, Suh, Cooney, Forshner, Ferris and Greenberg to approve the application for Lot #5.01.

## **ADJOURNMENT**

A motion was made by Mr. Sakin, seconded by Mr. Forshner, and passed without objection to adjourn this meeting at 8:45 p.m.

Respectfully Submitted,  
Patricia A. Jordan  
Recording Secretary