

**FORT LEE PLANNING BOARD**  
**August 17, 2015**

PRESENT: A. Pohan, N. Forshner, L. LaMastro, B. Suh, J. Cooney, C. Nicholas,  
M. Marshall, C. Keng, Robert Ferris, Herbert Greenberg

ABSENT: S. Sakin.

PRESENT: G. C. Kienz, Esq., Board Attorney; B. Klein, Board Secretary;  
M. Jovishoff of Phillips, Preiss, Grygiel Associates; E. Sachs, of  
Boswell Engineering.

Chairman Greenberg called the meeting to order at 7:35 p.m. and announced that at this evening's meeting Mr. Keng will be sitting in for Mr. Sakin who is absent.

**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 2015.

**APPROVAL OF MINUTES**

A motion was made by Mr. LaMastro, seconded by Mr. Forshner, and passed on a vote of 7 to 0 by members Pohan, Forshner, LaMastro, Suh, Nicholas, Marshall and Greenberg to approve the minutes of the meeting of July 13, 2015. Members Cooney and Keng abstained from the vote.

**REFERRAL FROM THE GOVERNING  
BODY FOR PROPOSED ORDINANCE  
#2015-16 REDEVELOPMENT AREA 8**

Chairman Greenberg advised: The Mayor and Council has referred to us a proposed ordinance of the Borough of Fort Lee to adopt a Redevelopment Plan for

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Redevelopment Area 8 pursuant to N.J.S.A. 40A:12A-1 Et Seq. for the following property:

Redevelopment Plan – Area 8  
1679 – 1685 Bergen Boulevard  
604-608 Main Street  
Block 3557, Lots 4, 5, 6, 7 and 8

Mr. Jovishoff advised: The Mayor and Council directed us to prepare the Redevelopment Plan for Redevelopment Area 8 that is before you. The reason for this area being designated an area in need of redevelopment is to promote a successful redevelopment in an area that is very difficult and very challenging. This site is a topographical challenge because of its slopes. Even though it is slated for commercial development, it has Bergen Boulevard frontage. The other side of this property abuts low-density residential development. We believe that the current C-5 zone is not compatible with Leonia. The area consists of five tax lots at the very end of Main Street, and it adjoins the Leonia border. Triangular in shape, it has 125 feet of frontage on Bergen Boulevard and is essentially a corner lot. This redevelopment plan would help the borough to meet its affordable housing obligation. It will provide residential apartments. The plan also provides a very specific design including two levels of parking and the façade. Landscaping will be required. A circular driveway will be required. There are no other properties that are proposed to be acquired. The setback for Route No. 46 is a minimum of 20 feet and a maximum of 30 feet. There is one owner for this property.

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

Chairman Greenberg opened the meeting to the public for comments, 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, Forshner, LaMastro, Suh, Cooney, Nicholas, Marshall, Keng and Greenberg to give a favorable recommendation to the Mayor and Council for the adoption of this proposed ordinance.

**REFERRAL FROM THE GOVERNING BODY  
RESOLUTION CA - 24**

Chairman Greenberg advised: This is for a resolution authorizing the Planning Board to review and to suggest revisions to update the Borough's Zoning Ordinance Article XII, Sections 410-49 through 410-52 of the Borough's Ordinance Code.

Mr. Jovishoff advised: This will improve the signage and facades on Main Street. The current ordinance is old, out-of-step, and ambiguous. This plan will not only apply to Main Street, it will apply to other areas in the borough. It will limit the types of signage that could be used. Currently, free-standing signs are not permitted. However, in some instances such as highway properties, free-standing signs should be permitted. This ordinance would pertain to all of Fort Lee. We may come up with different standards for certain areas such as the business district. The Mayor and Council wishes us to review the existing ordinance with the thought of putting in place a new ordinance for signage and facades. The current ordinance has been operational for many years.

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

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A motion was made by Mr. Marshall, seconded by Ms. Cooney, and passed on a vote of 9 to 0 by members Pohan, Forshner, LaMastro, Suh, Cooney, Nicholas, Marshall, Keng and Greenberg to authorize the Planning Board to review and to suggest revisions to update the Borough's Zoning Ordinance Article XII, Sections 410-49 through 410-52 of the Borough's Ordinance Code.

**DOCKET NO. 7-15**                      **RICHARD KANTOR**  
                                                 **128 Bluff Road**  
                                                 **Block 752, Lot 6.01**

Chairman Greenberg announced: This is a public hearing to deem this application complete and to accept this application which is for the addition of an open air outdoor kitchen and swimming pool for a single family residence at 128 Bluff Road for public hearing. Marc Macri, Esq., is representing the applicant.

Mr. Macri read into the record the pertinent items contained in Mr. Jovishoff's memorandum pertaining to this application.

Chairman Greenberg opened the meeting up to the public for questions, but no one from the public appeared before the board.

Ms. Cooney stated: I would like to have a copy of the Resolution of Approval for this property.

Chairman Greenberg advised that copies of the Resolution of Approval for this property will be provided to all board members.

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

Chairman Greenberg directed Mr. Macri to contact Ms. Klein to set a date for the public hearing of this application.

**DOCKET NO. 3-15**                      **1616 BERGEN, LLC**  
                                                 **1616 Bergen Boulevard**  
                                                 **Block 3452, Lot 3.01**

Chairman Greenberg advised: This is a continuation of the public hearing for this application from the meeting of June 22, 2015.

Mr. Charles Olivo, engineering expert for the applicant, stated: We met with the Sign Committee. The Sign Committee asked for some modifications on the monument sign. We made those modifications and the Sign Committee has approved our sign plan. We have provided for additional landscaping and planting in the southernmost portion of the site, around the proposed retail building and around the proposed Starbucks building. We are not able to provide additional landscaping in the fence area because it is not possible to do so. We are not certain what will be on the fourth sign that is proposed. At this time we are just using the writing that presently appears on that sign shown on the plan as a placeholder. That fourth sign will require additional approval. On sheet C-8, revised 8/3/15, you can see the two dumpster areas.

Mr. Jovishoff stated: I would like to see some type of visual barrier around the dumpsters.

Mr. Olivo continued: The fence will be 6 feet high, opaque, and will be board-on-board. I do understand that the fence will require a variance because it is opaque. We will comply with any requests regarding lighting made by Mr. Jovishoff.

Mr. Diktas stated: We will comply with the standards of the Department of Health, particularly as contained in their letter of May 21, 2015. We will amend our plan to show the three-compartment sink and the grease traps for the retail store and for the Starbucks facility.

Mr. Olivo referred to Exhibit A-1, a colored rendering of the façade dated December 16, 2014, and stated: The way this sign is fabricated, you will be able to see the reverse on one side.

Mr. Forshner inquired: Who will assure that the appropriate inspection is being done in accordance with the Stormwater Operations and Maintenance Manual?

Councilman Pohan stated: A condition for this item could be included in the Developer's Agreement.

Mr. Olivo stated: We worked closely with Boswell Engineering regarding the storm water drainage. We require certain variances for this item.

Mr. Olivo read into the record the variances required for this application as shown on Exhibit C-4, including those variances required for the signage.

Mr. Olivo stated: This property has an unusual shape and that is a hardship with this application.

Chairman Greenberg opened up the meeting to the public for questions of Mr. Olivo, and the following came forward:

Mr. George Makroulakis, 432 Myrtle Avenue, Fort Lee, New Jersey stated: We should try, as best we can, to clean up some of these signs. You have three signs right now and a blank sign. If that sign is blank, then we don't need it.

Mr. Olivo stated: That sign is needed. Also, the signs may be LED signs.

Mr. Makroulakis stated: I think you have a problem with the LED lights because we are trying to eliminate that. Accidents can happen. The LED lights are really not good for us.

Mr. Olivo stated: The LED signs are much sharper and easier to read as you come down the road.

Councilman Pohan stated: Speaking for the Mayor and Council, LED lighting is something we prefer because it is much more energy efficient.

Mr. Kienz advised: The applicant is not asking for a “change message” sign.

Mr. Olivo stated: These proposed signs will not be changer signs. The gas station, the Starbucks, and the retail store will be open 24/7 so these three proposed signs will always be on. We are on a state highway. The convenience store signs will be facing Bergen Boulevard.

A motion was made by Mr. Marshall, seconded by Mr. Keng, and passed on a vote of 9 to 0 by members Pohan, Forshner, LaMastro, Suh, Cooney, Nicholas, Marshall, Keng and Greenberg to approve this application.

**DOCKET NO. 1-15**                      **JOOHYUN PYUNE**  
**1095 Palisade Avenue**  
**Block 853, Lot 3**

Chairman Greenberg advised: The public hearing for this application is being carried to the meeting of September 28, 2015. No further notice will be required.

**ADJOURNMENT**

It was moved by Mr. LaMastro, seconded by Mr. Forshner, and passed without objection to adjourn this meeting at 8:40 p.m.

Respectfully submitted,

Patricia A. Jordan  
Recording Secretary

