

**FORT LEE PLANNING BOARD**  
**October 19, 2015**

PRESENT: A. Pohan, N. Forshner, L. LaMastro, B. Suh, M. Marshall, K. Ferris.

ABSENT: S. Sakin, J. Cooney, C. Nicholas, C. Keng. H. Greenberg.

PRESENT: Emily Weiner, Esq., Acting Board Attorney; B. Klein, Board Secretary, David Juzmeski of Neglia Engineering Associates; Michael Jovishoff of Phillips, Preiss, Grygiel Associates.

The meeting was called to order by Ms. Weiner at 7:35 p.m.

**ACTING CHAIRMAN**

A motion was made by Mr. Marshall, seconded by Mr. LaMastro, and passed on a vote of 6 to 0 by members Pohan, Forshner, LaMastro, Suh, Marshall and Ferris to appoint Mr. Forshner as Acting Chairman for the board for this evening's meeting.

**NOTICE OF MEETING**

Mr. Forshner 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.

**BOARD MEMBERS**

Mr. Forshner advised that at this evening's meeting Mr. Ferris will be sitting in as a voting member of the board.

### **APPROVAL OF MINUTES**

A motion was made by Councilman Pohan, seconded by Mr. LaMastro, and passed on a vote of 6 to 0 by members Pohan, Forshner, LaMastro, Suh, Marshall and Ferris to approve the minutes of the meeting of September 28, 2015.

### **RESOLUTION AUTHORIZING THE ISSUANCE OF REQUESTS FOR QUALIFICATIONS FOR PROFESSIONAL SERVICES TO THE BOROUGH OF FORT LEE PLANNING BOARD**

A motion was made by Mr. LaMastro, seconded by Mr. Ferris and passed on a vote of 6 to 0 by members Pohan, Forshner, LaMastro, Suh, Marshall and Ferris to adopt a Resolution Authorizing the Issuance of Requests for Qualifications for Professional Services to the Borough of Fort Lee Planning Board.

**DOCKET NO. 7-15**

**RICHARD J. KANTOR  
128 Bluff Road  
Block 752, Lot 6.01**

Mr. Forshner advised: This is an application for an in-ground pool, a raised masonry patio and an outdoor kitchen facility for a single-family dwelling at 128 Bluff Road. Marc Macri, Esq., is representing the applicant.

Mr. Macri advised: The applicant is seeking approval for an in-ground pool, a raised masonry patio, and an outdoor kitchen facility in the rear yard of an existing single family, two-story dwelling at 128 Bluff Road.

Mr. David Garval, engineering expert for the applicant was sworn in, stated his qualifications, and testified: I designed the project before you. Currently on this property there exists a brand-new home that was finished less than one year ago. This is a two-story home. The lot is approximately 7,500 square feet. We are proposing to add a pool and patio with a small kitchen area in the back yard. To accommodate the increased grade on the east side of the rear yard, we will be installing steps. A retaining wall 2 feet high will be installed along the left lot line and will be topped off with the relocated existing fence. In addition, we will install a 2-foot high parapet wall along Palisade Avenue that will be topped with a six-foot high PVC fence. We will be installing the same fence that the neighbor has. We will relocate the window well in the rear yard and install a protective railing. Paver stones will be installed for drainage. The pavers will allow the water to seep through

into the subsurface. The applicant is proposing new landscaping along Palisade Avenue. Page 2 of the plan shows the landscaping plan. The plans are dated May 2015 with a last revision date of September 2015. We will have plantings along the side by the fence and alongside the retaining wall. There will also be planters in the paver area for aesthetics. We will not be putting sand between pavers. We will be using another material between the pavers that will allow water to seep down onto the paver stones.

A photograph of the existing fence on the property taken by Mr. Garval approximately one year ago was marked into evidence as Exhibit No. A-1.

Mr. Macri advised: The total height of the fence in the area of the retaining wall will be 8 feet.

Mr. Jovishoff advised: A variance will be required for the portion of the fence that will be 8 feet.

Mr. Garval stated: It will be possible to move the planters around on the patio.

Mr. Macri stated: There will be four planters and each planter will be 4 feet high. The developer did not foresee having a pool and a kitchen area in the back yard. The pool will be 3 feet deep at the shallow end and 6 feet deep at the deep end.

The meeting was opened for questions of Mr. Garval, but no one from the public appeared.

Mr. Ryan Gallagher, swimming pool builder, was sworn in, stated his qualifications and testified: The pool will be 369 square feet. The average pool is between 600 to 800 square feet. This will be a free-form pool. The shallow end will be 42 inches to the water line, and will transition to 6 feet at the deep end. The pool will have a small waterfall. There will also be a Jacuzzi in the pool. We are also proposing an outdoor kitchen that will be 10 feet by 11 feet. There will be a barbecue, a sink and a refrigerator. An underground trench will be constructed for the gas line. There will be a four-column, gazebo-like structure with a roof.

A colored rendering of the proposed back yard project was marked into evidence as Exhibit No. A-2.

Mr. Gallagher continued: All of the proposed back yard construction is shown on Exhibit No. A-2. The wall in the back right corner will be 2 feet. The peak of the roof will be 12 feet. An underground trench will be built for the electric lines.

Mr. Forshner advised the applicant: The fire pit shown on the rendering is not shown on the plans.

Mr. Macri stated: We will correct that.

Councilman Pohan stated: Is there anything that shows the vertical dimensions? I don't see anything on the plans. There are no architectural plans.

Mr. Forshner stated: I believe we need more information on this plan.

Mr. Gallagher continued: There will be low voltage lights. There will not be any spillage of light onto the adjoining property. There will not be any hanging lights. There are floodlights on the building now. There will not be a seepage pit.

The meeting was opened to the public for questions of Mr. Gallagher, but no one from the public approached the board.

Mr. Garval stated: Under the pavers there will be six inches of paver stones for the seepage of water.

Mr. Jovishoff listed the variances that are required for this application.

Mr. Forshner opened the meeting to the public for comments pertaining to this application, but no one from the public appeared before the board.

A motion was made by Mr. Marshall, seconded by Mr. LaMastro, and passed on a vote of 6 to 0 by members Pohan, Forshner, LaMastro, Suh, Marshall and Forshner to approve this application subject to all of the stipulations set forth by the board.

## **ADJOURNMENT**

A motion was made by Mr. LaMastro, seconded by Mr. Forshner, and passed without objection to adjourn this meeting at 8:15 p.m.

Respectfully submitted,

Patricia A. Jordan  
Recording Secretary

