

FORT LEE BOARD OF ADJUSTMENT

FEBRUARY 23, 2016

Present: J. Nitti, J. Silver, H. Joh, G. Makroulakis, H. Liapes, Paul Yoon

Present: J. Mariniello., Esq., M. Jovishoff, Phillips, Preiss, Grygiel, D. Juzmeski, Neglia Eng.,

Absent: D. Sugarman, D. Porrino, D. Starace

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

NOTICE OF MEETING:

The Chairman states: 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 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 notices and have prepaid the fee fixed for the year 2016.

Approval of Minutes

It was moved by Mr. Makroulakis, seconded by Mr. Liapes and passed on a vote of 5 to 0 by Members: Liapes, Makroulakis, Silver, Yoon and Joh to approve the minutes of the meeting of February 9, 2016. Mr. Nitti abstained from the vote.

Memorialization – Docket #1-16, Sassano 1584 LLC, 1584 John Street, Block 3754, Lot 7 – Two-Family Dwelling

It was moved by Mr. Liapes, seconded by Mr. Makroulakis and passed on a vote of 5-0 by members Liapes, Makroulakis, Silver, Yoon and Joh to grant the applicant variance approval for the construction of a two-family dwelling .

Acceptance/Completeness

Vice Chairman Joh stated that Mr. Yoon will be sitting in as a voting member this evening.

Docket #2-16, Francis & Magidalini Vonderlinden, 363 Wilson Avenue will be carried to the meeting of March 8, 2016

Docket #5-16, Anthony Catanzaro, 1611 Valley Street, Block 3553, Lot 8, Conversion of a Four-Family Dwelling to Five-Family Dwelling.

Richard Hubschman representing the applicant stated they will comply with the report of Michael Jovishoff dated February 22, 2016. Any revisions will be submitted ten days prior to a hearing date.

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It was moved by Mr. Liapes, seconded by Mr. Makroulakis and assed on a vote of 6-0 by members Nitti, Silver, Joh, Makroulakis, Liapes and Yoon to deem the application complete. Mr. Hubschman will call the Board office for a hearing date.

Docket #6-16 (A, B, C & D), 327 Lincoln Avenue, LLC, 431 Center Street/1590 West Street, Block 3553, Lots 16 & 19, Minor Subdivision, Three 2-Family Dwellings, One Single-Family Dwelling.

Marc Macri, representing the applicant stated we are in receipt of four memorandums each dated February 22, 2016, one for each dwelling, from Michael Jovishoff, the Board's planner. We comply with all Mr. Jovishoff's requests.

It was moved by Mr. Silver, seconded by Mr. Liapes and passed on a vote of 6-0 by members Nitti, Silver, Joh, Makroulakis, Liapes and Yoon to deem the application complete. Mr. Macri will call the Board office for a hearing date.

Public Hearing

SMA Development Group, Inc., 2100 North Central Road, Block 6155, Lot 1, Preliminary/Final Major Site Plan, 14-Story Mixed-Use Building above a 4-Story Parking Garage. 170 Room Hotel, 61 Residential Units, Eating & Drinking Establishments, Office Space & Meeting Rooms

A FULL TRANSCRIPT IF BEING MADE OF THIS PUBLIC HEARING

John J. Lamb, Esq., Beattie Padovano LLC, representing AKC Investment, 2134 N. Central Road;

Jameson Van Eck, Esq., Verde, Steinberg & Pontell, LLC, representing Northbridge Park Co-op.

Both attorneys put their appearance on the record.

Carmine Alampi, representing the applicant, stated this is a continued hearing from January 19, 2016. Testimony on that date from the site engineer was completed and remaining is the cross-examination from Jamison Van Eck.

Mr. Alampi stated new reports submitted since January 19th include a report from Lou Luglio, Stantec Traffic Consulting Services dated February 10, 2016; Nick Verderese, Dynamic Traffic, 2nd report dated February 19, 2016 and a traffic report from the objector's traffic expert Michael Maris Associates dated January 19, 2016.

I am also in receipt of a letter dated February 16, 2016 from James Hall, The Palisades Interstate Park Commission.

Mr. Mariniello stated the park commission would need to send a representative to appear to put their comments on the record. A letter is not sufficient.

Mr. Alampi called Matt Clark, PE MCB Engineering.

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Mr. Mariniello reminded Mr. Clark that he is still under oath.

Mr. Lamb stated he has some housekeeping items. Mr. Lamb stated he is not writing letters directly to the Board (as indicated in Mr. Mariniello's correspondence of 1/29/2016). I have asked for copies of all emails between Mr. Alampi and his professionals. I also would like copies of all transcripts. Mr. Lamp further stated that one of the owner's listed is not part of the application. The Board should ask for more information so the application has standing.

Mr. Van Eck proceeded with his cross-examination of Mr. Clark on the site plan he prepared for SMA Development.

Concluding with the cross-examination by Mr. Van Eck, Mr. Lamb indicated he had questions and had reserved his right to do so at the last hearing. Mr. Alampi had no re-direct.

Mr. Lamb asked for copies of professional emails.

Mr. Alampi stated he will screen and submit to Mr. Lamb.

Mr. Lamb stated he is only interested in the communication between Mr. Alampi and the other professionals.

Mr. Lamb proceeded with additional cross-examination of Mr. Clark.

At 9:00 PM the Board took a 10 minute recess.

Vice Chairman Joh called the meeting back to order at 9:10 PM.

Mr. Lamb stated to the Chairman that more information needs to be provided as to completeness on the matter. When the application was deemed complete there were outstanding items. Items that would not be conditions of approval.

Vice- Chairman Joh polled the Board and the Board agreed more information is needed especially on the utilities.

Mr. Alampi stated this is an existing structure and the hearing process will allow for all of this information to unfold.

Mr. Mariniello recalled Mr. Clark as the Board's engineer, Neglia Engineering, had questions with regard to their January 15, 2016 memorandum.

Mr. Jusmeski stated he requires more information on the utilities and requested it be provided. More details of the streetscape, etc.

Mr. Clark stated they will comply with the engineer's comments.

Mr. Jovishoff stated more testimony is needed on the landscaping and lighting as more detail is necessary.

Mr. Clark stated the architect will testify to these areas.

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Vice Chairman Joh asked if there were any questions from the public for those not represented by counsel. No one appeared.

Mr. Alampi called Conrad Roncati, Architectura, One Executive Drive, Fort Lee, NJ. Mr. Roncati was sworn in and his credentials accepted by Vice Chairman Joh.

Mr. Lamb asked if Mr. Roncati would be testifying only as an architect.

Mr. Alampi stated yes. Mr. Alampi asked Mr. Roncati if his license was in good standing.

Mr. Roncati stated yes. Mr. Roncati stated he had visited the site 5 to 6 times and walked all areas of the building. Some of the exterior is deteriorated. The building has an extraordinary infrastructure. The window system has deteriorated and I have made recommendation to the client that the exterior needs to be addressed. A new modern window wall system is needed and a more modern aesthetic look. All exhibits are the ones submitted to the Board except the color rendering.

Mr. Alampi market the submitted exhibits

Exhibit A#2 ó Architectural Plans as submitted, 5 sheets dated 10/21/2015 A100 ó A104 Floor Plans;

A#2 ó Architectural Plans as submitted, 4 sheets dated 10/21/2015 A200, A201, A210, A211, Building Elevations;

A#2 ó Architectural Plans as submitted, 2 sheets dated 10/21/2015 A200L, A201L Exterior Lighting at South Elevation, East Elevation.

Exhibit A#3 ó Roof Plan, A105 dated 11/16/2015 not originally submitted to the Board.

Exhibit A#4 ó Color Rendering

Mr. Alampi asked to any changes and/or modifications.

Mr. Roncati stated only highlighted areas to the lighting plan exhibit A#2, A200L.

Mr. Roncati stated there will be five residential floors, four are expanded, 61 Units including 16 three-bedroom units, 10 two-bedroom units and 35 one-bedroom units. There will also be a hotel with 170 guest rooms, 7 floors for the hoteló 5 of those floors will include the guest rooms. 34 rooms per floor. Other uses within the building will be eating and drinking establishments with 110 seats in total. Included in the ordinance definition for hotels is the inclusion of food service uses and meeting rooms.

Mr. Lamb objected to the accessory use as there is no prior testimony.

Mr. Alampi stated the ordinance spells out the additional hotel uses.

Mr. Mariniello asked if Mr. Alampi reviewed the ordinance. Mr. Alampi stated yes.

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Mr. Lamb stated that use variances must be required.

Mr. Roncati stated other than the 110 seats for eating and drinking establishments and meeting rooms, offices will be located on the first floor lobby level and they are to be leased.

Mr. Alampi asked if the site plan was integrated with the architectural plan.

Mr. Roncati stated yes. The existing footprint is not changing.

Mr. Roncati proceeded to review the valet parking.

Mr. Lamb objected to Mr. Roncati's testimony on parking.

Mr. Mariniello asked if other experts will testify.

Mr. Roncati stated there is no self-parking. It is all valet.

Mr. Makroulakis asked to the resident parking, are there assigned spots.

Mr. Roncati stated it is all valet. All those who work or live in the building, hotel guests, etc. Everyone is valet.

Mr. Silver asked to car stacking for the valet.

Mr. Roncati stated the entrance off of North Central Road has enough area.

Mr. Roncati continued and stated the residential lobby is a sub lobby of the hotel. There are four elevator cars, one for freight and one elevator will be used for residents . Two are for the hotel.

Mr. Roncati reviewed the parking spaces for the Board including the valet aisle spaces and conventional spots. All spaces will be parked by the valet.

Mr. Silver asked to the fire lane and the standpipe.

Mr. Roncati stated the fire lane is sufficient for emergency vehicles and the standpipe is in the lobby. Most likely the fire truck and equipment would stay on North Central Road.

Mr. Makroulakis asked to the pump station.

Mr. Alampi stated that will be addressed at the next meeting. Steve Curry, the Fire Official, wants the entire standpipe system upgraded now and we are presently addressing that.

Vice Chairman Joh announced that this matter will be carried to the meeting of April 12, 2016. No further notice on the part of the applicant and the applicant has waived the time for the Board to act.

It was moved by Mr. Nitti and seconded by Mr. Liapes to adjourn the meeting at 10:05 P.M.

Respectfully submitted,

Barbara B. Klein, Board Secretary

