

FORT LEE BOARD OF ADJUSTMENT
REORGANIZATION – JANUARY 12, 2016

Present: J. Nitti, J. Silver, H. Joh, G. Makroulakis, H. Liapes, D. Starace, D. Sugarman

Absent: D. Porrino, P. Yoon

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

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

1. 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 2014.

2. Mr. Nitti is sworn in by Board Attorney Mariniello.

Chairman Sugarman announced that Mr. Starace is sitting in as a voting member this evening.

3. Election of Officers to the Board

A motion was made by Mr. Makroulakis to appoint Doug Sugarman as Chairman for the year 2016. The motion was seconded by Mr. Joh and passed on a vote of 7-0 by members Nitti, Silver, Joh, Makroulakis, Liapes, Starace and Sugarman.

A motion was made by Chairman Sugarman, seconded by Mr. Makroulakis and passed on a vote of 7-0 by members Nitti, Silver, Joh, Makroulakis, Liapes, Starace and Sugarman to elect Howard Joh as Vice-Chairman of the Board.

A motion was made by Chairman Sugarman, seconded by Mr. Joh and passed on a vote of 7-0 by members Nitti, Silver, Joh, Makroulakis, Liapes, Starace and Sugarman to appoint Harry Liapes as Secretary to the Board.

4. Resolution for Professional appointments for the year 2016.

It was moved by Mr. Makroulakis, seconded by Mr. Liapes and passed on a vote of 7-0 by members Nitti, Silver, Joh, Makroulakis, Liapes, Starace and Sugarman to approve the resolution for the Board of Adjustment professional services and award contracts to:

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Mariniello & Mariniello PC, Board Attorney; Phillips, Preiss, Grygiel, LLC, Board Planners; Neglia Engineering, Site Engineer; Dynamic Traffic LLC, Board Traffic Engineer; and Brian Chewcaskie, Board Conflict Attorney.

5. Appointments to the Board of Adjustment

It was moved by Mr. Silver, seconded by Mr. Nitti and passed on a vote of 7-0 by members Nitti, Silver, Joh, Makroulakis, Liapes, Starace and Sugarman to appoint Beth Calderone, Calderone & Assoc. as Court Reporter.

It was moved by Mr. Silver, seconded by Mr. Nitti and passed on a vote of 7-0 by members Nitti, Silver, Joh, Makroulakis, Liapes, Starace and Sugarman to appoint Linda Garofalo as Recording Secretary for the year 2016. Barbara Klein, Pat Jordan and Christen Trentacosti were appointed as substitute Recording Secretaries.

6. Liaison to the Planning Board

Chairman Sugarman will remain as the liaison to the Planning Board for the year 2016. All members were in favor.

7. Approval of Minutes

It was moved by Mr. Silver, seconded by Mr. Liapes and passed on a vote of 6-0 by Members: Silver, Joh, Makroulakis, Liapes, Starce and Sugarman to approve the minutes of the meeting of December 22, 2015. Mr. Nitti abstained from the vote.

8. Arrangement of members seating for voting process. Following review by the Board the seating will remain the same.

9. Rules of the Board of Adjustment

It was moved by Chairman Sugarman and affirmed by an all-in-favor vote to adopt the Rules of the Board of Adjustment for the year 2016.

10. Memorializations

Chairman Sugarman announced:

Docket #26-15, 55 Henry Street, LLC, 1475 Anderson Avenue, Block 3051, Lot 8 will be memorialized at the meeting of January 19, 2016.

Docket #31-15, 1144 Abbott Boulevard, LLC, 1144 Abbott Boulevard, Block 1253, Lot 10 will be memorialized at the meeting of January 19, 2016.

Docket #2-15, 2301 LLC, 2301 Lemoine Avenue, Block 6756, Lot 5, Preliminary/Final Major Site Plan, 4-Story, 20-Unit Residential Building

It was moved by Mr. Joh, seconded by Mr. Makroulakis and passed on a vote of 6-0 by members Nitti, Silver, Joh, Makroulakis, Liapes and Sugarman to grant the applicant site plan and variance approval for the construction of a 20-Unit multifamily building. Mr. Starace abstained from the vote. The applicant will enter into a Developer's Agreement with the Borough.

12. Acceptance/Completeness Application Docket #1-16, Sassano 1584, LLC, 1584 Jane Street, Block 3754, Lot 7 – Two-Family Dwelling

Marc Macri, representing the applicant, stated the property is located in the R3 1 and 2-family Zone and the applicant is seeking to build a side x side two-family dwelling. We are in receipt of the report of Michael Jovishoff dated January 6, 2016 and will comply with that report. Any required revisions will be supplied to the Board ten days prior to a hearing date.

It was moved by Mr. Silver, seconded by Mr. Joh and passed on a vote of 7-0 by members Nitti, Silver, Joh, Makroulakis, Liapes, Starace and Sugarman to deem the application complete. A February 9, 2016 hearing date was assigned.

Acceptance/Completeness Application Docket #2-16 – Francis & Magidalini Vonderlinden, 363 Wilson Avenue, Block 6051, Lot 14, Addition to a Single-Family Dwelling

Marc Macri, representing the applicant, stated he has conferred with the Board's planner and there are several outstanding items required and the plans must be revised.

Mr. Jovishoff stated the application cannot be deemed complete.

Chairman Sugarman stated the completeness will be carried to the meeting of January 19, 2016.

Chairman Sugarman asked for questions from the public on the agenda. No one appeared.

Chairman Sugarman asked if there was any new business.

Mr. Makroulakis asked if compliance issues could be followed up by the Building Department with the Board. Several approvals appear not to be what the Board set forth in the resolutions of approvals.

Chairman Sugarman stated he will speak with the Mayor and Council as this Board is not the enforcing authority.

13. Official Newspapers/Public Notice for the Board. Chairman Sugarman stated that the Record, Jersey Journal, Time Warner Cable and Fort Lee Online will be the official locations for Board announcements and publications for the year 2016. It was moved by Mr. Joh, seconded by Mr. Silver and all were in favor to affirm these locations for notice.

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It was moved by Mr. Joh and seconded by Mr. Liapes to adjourn the meeting at 8:00 P.M.

Respectfully submitted,

Barbara B. Klein

Board Secretary/Recording Secretary