

FORT LEE BOARD OF ADJUSTMENT

MAY 24, 2016

Present: J. Silver, H. Joh, H. Liapes, P. Yoon, D. Starace, D. Sugarman

Absent: J. Nitti, G. Makroulakis, D. Porrino

Present: J. Mariniello, Esq., M. Jovishoff, Phillips, Preiss, Grygiel

Chairman Sugarman called the meeting to order at 7:45 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.

Chairman Sugarman stated Mr. Starace will be sitting in as a voting member this evening.

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, Liapes, Yoon, Starace and Sugarman to approve the minutes of the meeting of May 10, 2016.

Memorializations

Docket #9-16 New York SMSA Limited Partnership d/b/a Verizon Wireless 2125 Center Avenue Block 2521, Lot 2 Minor Site Plan/Co-location of Wireless Communication Facility

It was moved by Mr. Liapes, seconded by Mr. Joh and passed on a vote of 5-0 by members Joh, Liapes, Yoon, Starace and Sugarman to grant the applicant Minor Site Plan/Co-location of Wireless Communication Facility approval. Mr. Silver abstained from the vote.

Acceptance/Completeness

Docket #2-16 Francis & Magidalini Vonderlinden 363 Wilson Avenue Block 6051, Lot 14 Addition/Single Family Dwelling

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Marc Macri Esq. is representing the applicant. Mr. Macri stated they will comply with all items in the May 19, 2016 report from Mr. Jovishoff. Also subject to receipt of letter from the Construction Official.

It was moved by Mr. Joh, seconded by Mr. Liapes and passed on a vote of 6-0 by members Silver, Joh, Liapes, Yoon, Starace and Sugarman to deem the application complete. The applicant will contact the Board Secretary for a hearing date.

Public Hearings

Docket #29-15 SMA Development Group 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 and Drinking Establishments, Office Space & Meeting Rooms.

Paul Kaufman, Esq. is representing the applicant. Chairman Sugarman stated at the request of the applicant, this application is being carried to the meeting of June 28, 2016. No further notice on the part of the applicant and the applicant has waived the time for the Board to act.

Docket #3-16 Jared & Lawrence Geffner 1135 Route 5 (Glen Road) Block 1156, Lots 12 & 13 Two, Two-Family Dwellings

Gerald R. Salerno, Esq. is representing the applicant. Chairman Sugarman stated at the request of the applicant, this application is being carried to the meeting of June 14, 2016. No further notice on the part of the applicant and the applicant has waived the time for the Board to act.

Docket #11-16 JZS Developers, LLC 1046 Morningside Lane Block 162 Lot 3 Two-Family Dwelling

Mr. Liapes recused himself from this application.

Marc Macri Esq. is representing the applicant. Chairman Sugarman stated that Mr. Macri has the option of taking the vote tonight or waiting for absent members to listen to the tape and then vote at a later date.

Mr. Martins Mark Martins Engineering, LLC, Engineer 55 Walnut Street Norwood, NJ.

Mr. Martins was sworn in and his credentials accepted by Chairman Sugarman.

A1-Colorized version of Grading Plan dated April 14, 2016

Mr. Martins stated this property is located on the eastern side of Morningside Road. It is currently a two family house. The existing structures will be removed. Plan to replace with a new 3 story two-family dwelling. There is a small retaining wall to be installed, 8' high. This is a duplex style dwelling. Palisades Park permits are also required.

Sheet 2 of 3 – Landscape Plan

Mr. Martins discussed the proposed landscaping plan.

Mr. Mariniello, Esq. asked is if application has been made to Palisades Park?

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Mr. Macri, Esq. responded that if this application is approved here then the application will be made to Palisades Park. He stated that the proposed curbs are permitted in Palisades Park.

Mr. Vassilio Cocoros, Architect, 467 Sylvan Avenue, Englewood Cliffs, NJ.
Mr. Cocoros was sworn in and his credentials accepted by Chairman Sugarman.

Mr. Cocoros stated that they propose a side x side two-family dwelling. Lot is 50ø wide by 100.17ø deep. The driveways are separated by a planting strip.

This is a duplex configuration, mirror image, a step-up was created from the living room to the kitchen/dining area in the rear. The first floor is living space and the second floor has three bedrooms, with wood decks in the rear. The HVAC units are located in the rear.

Mr. Mariniello, Esq. asked what is on the property now. Is it in disrepair?

Mr. Cocoros stated it is an older home with a detached garage. It is a legal two-family home.

David Spatz, Planner, 60 Friend Terrace Harrington Park, NJ.
Mr. Spatz was sworn in and his credentials accepted by Chairman Sugarman.

A2 – Photo Board, Four photographs of Site and Surrounding Area

Top left is the subject property ó two story dwelling.

Bottom left is the property located to the left which is a two-family.

Bottom right is a single family home.

Top right is the home across the street located in Palisades Park which is a two-family.

Mr. Spatz stated that they are seeking two øDø variances for F.A.R. and use, no increase in density, the property slopes slightly to rear and we are eliminating the driveway and removing asphalt. No negative impact on adjacent properties, bulk variances, improving conditions and eliminating detached garage. Mr. Spatz does not feel there will be any negative impact.

It was moved by Mr. Joh, seconded by Mr. Silver and passed on a vote of 5-0 by members Joh, Liapes, Yoon, Starace and Sugarman to grant the applicant approval to construct a two-family dwelling. Mr. Liapes abstained from the vote.

Mr. Liapes returned to his seat as a voting member.

Docket #12-16 Strategic Group, LLC 2461 Camner Street Block 6955, Lot 2 Two-Family Dwelling

Saverio Cereste, Esq. is representing the applicant. Mr. Cereste stated this property is in the R3A zone and is an oversized lot at 60ø x 100ø. The zone consists of one and two-family homes. Mr. Cereste, Esq. marked into evidence:

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A1- Mark Martins 2/29/16 – rev. 4/13/16, 3 pages

A2- Architectural Plan 2/26/16 – rev. 4/14/16

A3- 4 photos of Site and Surrounding Area

Mark Martins, Mark Martins Engineering, LLC 55 Walnut Street Norwood, NJ was sworn in by and his credentials accepted by Chairman Sugarman.

Chairman Sugarman stated we have six voting members, five affirmative votes are required. At the end of the application the absent members will have the opportunity to read the transcript and carry for a vote.

A1 ó Area of just under 6,000 sq. feet. Currently existing is a split level brick dwelling with a small retaining wall. Propose to remove all structures and construct a new two-family 3 story structure, 2 car garage, duplex style dwelling. Two seepage pits proposed, one for each side. There will be a loss of one parking space.

Sheet 2 ó Landscape plan ó Shows location of plantings, 6 trees to be removed, planting 4 trees. Standard residential lighting being proposed with a 2 ft. high retaining wall. The neighbor has a wall also. In response to Mr. Jovishoff's report dated May 18, 2016, no underground electric is proposed. Will comply with the Borough Engineer's report.

Mr. Silver asked why do you prefer overhead electric?

Mr. Martins responded that PSE&G is giving them difficulty with underground utilities.

Mr. Jovishoff stated 6 trees are being removed and 4 trees are being planted. Can we add 2 more trees to the property?

Saverio Cereste, Esq. responded yes, we will add 2 additional trees.

Vassilos Cocoros, Architect, 467 Sylvan Avenue, Englewood Cliffs, NJ.

Mr. Cocoros was sworn in and his credentials accepted by Chairman Sugarman.

Mr. Cocoros discussed the plan dated 2/26/16 rev. 4/14/16. The proposal is for a 3 level all brick building. HVAC condensers in the rear. Decks in the rear, basement access by driveway.

Sheet A2 - left side basement plan, oversized garage door, 1st floor main living space, living room, dining room, kitchen, powder room and staircase. 2nd floor bedroom level ó 3 bedrooms, master bedroom with bath, 2 bedrooms in rear, laundry and closet. All brick veneer. Mr.

Cocoros discussed Mr. Jovishoff's report.

Mr. Jovishoff stated the maximum height is 2 1/2 stories. What is the reason for 3 stories?

Mr. Cocoros responded to keep the driveway level. He advised he could get the same look and a workable backyard.

David Spatz, Planner, 60 Friend Terrace, Harrington Park, NJ

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Mr. Spatz was sworn and his credentials accepted by Chairman Sugarman.

A3 ó Photo Board, Four photographs of Site and Surrounding Area

Top left is subject property, bottom left is the home to the left, lower right is across the street, top right is home to the right.

Mr. Spatz stated property is in a R3A zone which permits 2 family homes. The drainage will be handled on site. The home will be setback further from the street than the existing homes. Side and rear yard meet setbacks. The lot coverage exceeds slightly what is permitted on an oversized lot. No negative criteria.

Mr. Cereste, Esq. gave his summation to the Board.

It was moved by Mr. Starace, seconded by Mr. Liapes and passed on a vote of 6-0 by members Silver, Joh, Liapes, Yoon, Starace and Sugarman to grant the applicant approval to construct a two-family dwelling.

**Docket #17-16 ArvelFatakhov 259 Tremont Avenue Block 2455, Lot 12
Renovation and Expansion of a Single Family Dwelling**

Saverio Cereste, Esq. is representing the applicant. He stated that his client decided to renovate the 5,000 sq. foot home that is in a R2 zone. A ödö variance is required for FAR. A two story addition is proposed in the front and rear, 2nd level. Five bedrooms proposed.

Mr. Cereste, Esq. marked into evidence exhibits:

A1 – Engineer’s Plan dated 2/24/16 – rev. 4/20/16

A2 – Architect’s Plan – Zampolin – 3/9/15 - rev. 4/22/16

A3 – 4 photos of Site and Surrounding Area

A4 – Photos passed out to the Board

Chairman Sugarman stated we have six voting members, five affirmative votes are required. At the end of the application the absent members will have the opportunity to read the transcript and carry for a vote.

Steven Collazuol, Engineer, 1610 Center Avenue Fort Lee, NJ

Mr. Collazuol was sworn in and his credentials accepted by Chairman Sugarman.

Mr. Collazuol stated this application is for Block 2455 Lot 12. He discussed the last sheet of the site plan which shows the existing survey. Currently this is a one family dwelling, thereø a small shed in the left rear and a wood deck in the rear of the property. The runoff is towards Tremont Avenue.

A2 ó Site Plan óPlan to keep the building footprint and expand on that. Front covered porch and proposed patio and pool.

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Sheet 3 ó Grading Plan ó Drainage system to capture water and detention system beneath the driveway. Overhead electric will remain. Minimum grading proposed. Garage and driveway trench drain behind the right of way line.

Sheet 4 ó Colorized Landscape Plan ó Plan is to remove 4 trees and plant 1 tree. Fencing will be 6 feet around the perimeter. The pool area will be gated off. HVAC relocated to the left side of the addition. Will comply with all items in the 5/11/16 report from Ed Mignone.

Mr. Jovishoff stated the building is 2 ½ stories. The driveway width is a variance. He asked if a second tree is being added.

Mr. Collazuol responded yes, we are adding a second tree.

Robert Zampolin, Architect, 187 Fairview Avenue, Westwood, NJ.

Mr. Zampolin was sworn in and his credentials accepted by Chairman Sugarman.

A2 ó 573 sq. foot addition proposed. Adding 8 feet to the rear and NE corner 4 feet. No proposed decks. Covered entrance and portico proposed. One story tall covered entrance. First floor is an open plan, basement, full garage, recreation room and access to pool area. Second floor ó bedroom suites, bathrooms, walk-in closets master bedroom and bathroom. Hip roof proposed.

Sheet A5 ó front façade ó one story entrance, all brick, balcony off of one bedroom. Nine foot ceilings on first and second floors.

Mr. Jovishoff asked if the slope of the roof met the minimum requirement. He stated this is a variance.

Mr. Zampolin responded yes, this is a variance.

David Spatz, Planner, 60 Friend Terrace Harrington Park, NJ.

Mr. Spatz was sworn in and his credentials accepted by Chairman Sugarman.

A3 - 4 photos ó top left is the subject property, bottom left is the property to the left, top right is a larger single family home to the right and the bottom right is the home across the street.

Applicant is seeking one óDö variance for FAR. The drainage is handled on site. They meet the purpose of zoning. No negative impact on surrounding properties.

Mr. Cereste gave his summation and asked the Board to act favorably on this application.

It was moved by Mr. Liapes, seconded by Mr. Silver and passed on a vote of 6-0 by members Silver, Joh, Liapes, Yoon, Starace and Sugarman to grant the applicant approval for renovation and expansion of a single family dwelling.

ADJOURNMENT

It was moved by Mr. Yoon, seconded by Mr. Starace to adjourn the meeting at 9:40 p.m.

Respectfully submitted,

Linda Garofalo
Recording Secretary