

FORT LEE BOARD OF ADJUSTMENT

June 28, 2016

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

Absent: J. Nitti, P. Yoon, D. Starace

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

Chairman Sugarman 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.

Chairman Sugarman stated that from the end of January through the beginning of April the Board is chaired by Vice Chairman Joh. In appreciation of all you have done and on behalf of the Board, I present you with your own engraved gavel.

Approval of Minutes

It was moved by Mr. Makroulakis, seconded by Mr. Liapes and passed on a vote of 5-0 by members Silver, Joh, Makroulakis, Liapes and Sugarman to approve the minutes of the meeting of June 14, 2016. Mr. Porrino abstained from the vote.

Memorializations

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

It was moved by Mr. Silver, seconded by Mr. Liapes and passed on a vote of 4-0 by members Silver, Joh, Liapes and Sugarman to grant the applicant approval to build a new Two-Family Dwelling. Mr. Makroulakis and Mr. Porrino abstained from the vote.

Docket #17-16 Aryel Fatakhov 259 Tremont Avenue, Block 2455, Lot 12, Renovation & Expansion of a Single Family Dwelling

It was moved by Mr. Liapes, seconded by Mr. Joh and passed on a vote of 4-0 by members Silver, Joh, Liapes and Sugarman to grant the applicant approval for Renovation and Expansion of a Single Family Dwelling. Mr. Makroulakis and Mr. Porrino abstained from the vote.

Page 2-ZBA-June 28, 2016 Memorializations continued

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

Chairman Sugarman stated this memorialization is being continued to the meeting of July 12, 2016.

Docket #10-16 HJN Property, LLC, 437 Central Boulevard, Block 1158, Lot 20, Two-Family Dwelling

Mr. Jovishoff stated he is waiting for revised plans showing two additional trees. Mr. Macri, Esq. stated he will provide them. This will be a condition of approval that the plan showing the additional landscaping is provided prior to a permit being issued.

It was moved by Mr. Liapes, seconded by Mr. Makroulakis and passed on a vote of 5-0 by members Silver, Joh, Makroulakis, Liapes and Sugarman to grant the applicant approval to build a new Two-Family Dwelling. Mr. Porrino abstained from the vote.

Docket #15-16 Cedar Street Associates, LLC, 1136 Abbott Boulevard, Block 1253, Lot 7, Single Family Dwelling

It was moved by Mr. Silver, seconded by Mr. Makroulakis and passed on a vote of 5-0 by members Silver, Joh, Makroulakis, Liapes and Sugarman to grant the applicant approval to build a new Single Family Dwelling. Mr. Porrino abstained from the vote.

Docket #18-16 Kaufer Lane Assoc., LLC, 1636, 1640 Kaufer Lane 55, 51, 47 & 41 Main Street, Block 4355, Lots 11, 12, 20, 21, 22 & 23, (previously ZBA #10-14) Amendment to Site Plan

Chairman Sugarman stated this memorialization is being continued to the meeting of July 12, 2016.

Docket #19-16 JZS Developers, LLC, 2475 Sixth Street, Block 7153, Lot 3, Two-Family Dwelling

Chairman Sugarman stated this memorialization is being carried to the meeting of July 12, 2016.

Page 3-ZBA-June 28, 2016-Extension of Time, Acceptance/Completeness, Withdrawal

Extension of Time

Docket #6-08, Docket #7-13 2100 North Central Road, LLC, 2100 North Central Road, Block 6155, Lot 1, Preliminary/Final Major Site Plan – Use Variance – Office Building to Residential

Danielle Lamake, Esq. representing the applicant, stated that the applicant requires a one year extension for two approvals on October 23, 2007 and June 10, 2008. The applicant is amending the plans.

It was moved by Mr. Porrino, seconded by Mr. Silver and passed on a vote of 6-0 by members Silver, Joh, Makroulakis, Porrino, Liapes and Sugarman to grant the applicant extension of time.

Chairman Sugarman stated approval is for 6 months with a 6 month grace period to expire on June 30, 2016. Approval now expires on June 30, 2017.

Docket #26-13 Fort Lee EP, LLC, One Executive Drive, Block 6451, Lot 5.01, Preliminary/Final Major Site Plan – 19 Story, 186-Unit Residential Building

Danielle Lamake, Esq. representing the applicant, stated that the applicant received approval on February 11, 2014. They require a one year extension to finalize their construction plans.

It was moved by Mr. Porrino, seconded by Mr. Silver and passed on a vote of 6-0 by members Silver, Joh, Makroulakis, Porrino, Liapes and Sugarman to grant the applicant extension of time.

Acceptance/Completeness

Docket #30-16 1054 Morningside Lane, LLC, 1054 Morningside Lane, Block 162, Lot 5, Two-Family Dwelling

Saverio Cereste, Esq. representing the applicant stated he will comply with the report of Michael Jovishoff dated June 26, 2016. Any revisions will be submitted ten days prior to a hearing date.

It was moved by Mr. Liapes, seconded by Mr. Silver and passed on a vote of 6-0 by members Silver, Joh, Makroulakis, Porrino, Liapes and Sugarman to deem the application complete.

Saverio Cereste will call the Board office for a date.

Withdrawal

Docket #29-15 SMA Development Group, Inc., 2100 North Central Road, Block 6155, Lot 1, Preliminary/Final Major Site Plan – 14 Story, Mixed Use Building, 170 Room Hotel, Eating and Drinking Establishments.

Ms. Danielle Lamake, Esq., stated the applicant has withdrawn their application.

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Public Hearings

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

Marc Macri, Esq. representing the applicant called his first witness Vassilios Cocoros, Architect 467 Sylvan Avenue, Englewood Cliffs, NJ. Mr. Cocoros was sworn in and his credentials accepted by Chairman Sugarman.

Mr. Cocoros stated currently the property is improved with a one-story, one-family brick dwelling. The applicant proposes to expand the structure into a 2 ½ story one-family dwelling. The basement has a recreation room, computer room, laundry room, utility room, storage room and full bathroom. The first floor currently consists of a living room, kitchen with eating area, and two bedrooms that share a bathroom. The basement and the first floor will remain the same. The second floor proposal includes a master bedroom, two bedrooms, a playroom, a bathroom and a laundry room. A deck is proposed over the patio in the rear yard. A covered balcony is proposed over the existing porch at the front of the dwelling.

Mr. Jovishoff asked if there will be any screening around the HVAC.

Mr. Cocoros responded lattice can be installed and this will be included as a condition of approval.

Chairman Sugarman asked for questions from the Board, the public. No one appeared.

Mr. Macri gave his summation to the Board.

It was moved by Mr. Makroulakis, seconded by Mr. Joh and passed on a vote of 6-0 by members Silver, Joh, Makroulakis, Porrino, Liapes and Sugarman to grant the applicant approval to build an addition to a Single-Family Dwelling.

Docket #3-16 A & B Jared & Lawrence Geffner, 1135 Route 5 (Glen Road)& 431 Brinkerhoff Avenue, Block 1156, Lots 12 & 13, Two, Two-Family Dwellings

Gerald R. Salerno, Esq. is representing the applicant. (Continued public hearing from May 10, 2016)

Chairman Sugarman stated we will hear the applications together and vote separately.

Mr. Salerno stated there are no variances on the proposed one-family dwelling. Chairman Sugarman stated you have the option of getting a transcript and carrying the vote or taking a vote tonight.

Mr. Salerno stated he will present application first at 431 Brinkerhoff Avenue. He called his first witness Marc Martins, PE, 55 Walnut Street, Norwood, NJ. Mr. Martins was sworn in and his credentials accepted by Chairman Sugarman.

Page 5-ZBA-June 28, 2016-Public Hearings continued

A2 colorized site plan, dated July 15, 2015, last revised June 15, 2016

Mr. Martins stated the proposal is for a new single family home, revised from prior submission which was a two-family. This home is to the right. It has an attached two car garage. The size of the structure has been reduced. Curb cut 20 foot proposed, 16 foot permitted. The applicant is proposing to demolish the existing one-story one-family brick dwelling and construct a three-story one-family dwelling. The first floor consists of a living room, dining room, a kitchen with walk-in pantry and a powder room. There is a deck in the rear off the dining room. The second floor living area has three bedrooms, each with an ensuite bathroom. There is an entry porch and stairs that extends 16 feet into the front yard.

A3 – Landscaping – Sheet 4

Mr. Martins stated all roof run off goes to a seepage pit. There will be one row of arborvitae to provide screening and privacy. The applicant is proposing to remove three of the five trees to be existing on site. The applicant is proposing replacement with four Red Maple trees, including one tree in the front and two trees on either side of the driveway. 16 arborvitae will be planted along rear property line, 26 arborvitae along left side and three arborvitae in the rear yard adjacent to the deck. Also, three yew plantings will be planted in front of the HVAC units and a line of seven boxwoods extending from the HVAC units along the driveway. Five yew plants are proposed along the west lot line in the front and four boxwoods along the entrance walkway. Standard residential lighting to be installed.

Chairman Sugarman asked for questions from the Board, the public. No one appeared.

Mr. Salerno called his second witness Conrad Roncati, Architect, 1 Executive Drive, Fort Lee, NJ Mr. Roncati was sworn in and his credentials accepted by Chairman Sugarman.

Mr. Salerno stated that Mr. Roncati testified in April and the plans have been changed. Proposed is a single-family home facing Brinkerhoff Avenue. Front entry and walkway on the South side of the dwelling. Proposed is a three story brick structure.

A101 dated November 9, 2015, last revised June 17, 2016

Mr. Roncati stated the windows are on the ground floor level. Brick exterior on all four sides. Asking for minor height variance 29.48 feet, where a maximum of 28 feet is permitted.

Chairman Sugarman asked for questions from the Board, the public. No one appeared.

Mr. Porrino asked to the height the neighbors are going to be looking at.

Mr. Roncati stated 31.22 feet.

Mr. Silver asked if the design could be changed so the garage is not coming out to Rt. 5.

Mr. Roncati stated that 50 feet is required from an intersection. This was the best we could do.

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Mr. Salerno called his next witness, Ms. Mia Petrou, Planner, Kenneth Ochab Associates, 12-16 Fair Lawn Avenue, Fair Lawn, NJ. Ms. Petrou was sworn in and her credentials accepted by Chairman Sugarman.

Exhibit A3 - Photo Board, Six Photographs of Site and Surrounding Area dated May 10, 2016

Exhibit A4 - Aerial Photo exhibit dated May 10, 2016

Ms. Petrou stated A4 shows the property located in the R2 zone, indicated by the blue star.

Exhibit A3

- A-Existing home, constructed in 1949
- B-Existing home, showing detached garage
- C-1135 Glen Road
- D-Adjoining single home to left
- E-Home across the street
- F-Northerly view on Central Boulevard

Ms. Petrou stated a variance was requested for height, curb cut width and fill ó a half foot more than required. Parking is on site.

Chairman Sugarman asked Ms. Petrou about Mr. Silver's concerns with exiting on Glen Road. He asked if the other dwellings exit onto Glen Road also.

Ms. Petrou responded yes.

Chairman Sugarman asked for questions from the Board, the public. No one appeared.

Mr. Salerno gave his summation to the Board.

Chairman Sugarman stated there are no "D" variances, need 4 affirmative votes.

Mr. Salerno stated he would like to move forward with the vote.

Mr. Porrino stated he would like to approve as submitted.

Ms. Makroulakis stated they did a nice job with the application.

It was moved by Mr. Porrino, seconded by Mr. Makroulakis and passed on a vote of 6-0 by members Silver, Joh, Makroulakis, Porrino, Liapes and Sugarman to grant the applicant approval to build a new Single-Family Dwelling.

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Docket #3-16 A & B Jared & Lawrence Geffner 1135 Route 5 (Glen Road)& 431 Brinkerhoff Avenue Block 1156, Lots 12 & 13 Two, Two-Family Dwellings

Gerald R. Salerno, Esq. is representing the applicant. (Continued public hearing from May 10, 2016)

Mr. Salerno stated we will now present application 0A0 0 which is adjacent to the prior application, located at 1135 Glen Road. Proposed is a new two-family dwelling. The footprint and bulk has been reduced and we have increased the rear yard and left side yard setback. The zone permits one-family homes, this application requires a use variance.

Mr. Salerno called his first witness, Marc Martins, PE, 55 Walnut Street, Norwood, NJ
Mr. Martins was sworn in and his credentials accepted by Chairman Sugarman.

A1 – Site Plan dated July 24, 2015, last revised June 15, 2016 – 7 sheets

A2 – Color sheet 3 – Site Plan

Mr. Martins stated the property is on the west side of Glen Road. The driveway is on the north side of the property, there is no garage.

Sheet 3 of A2 - color site plan

Footprint is shown in brown, green area is open landscape areas. Two-family duplex style home proposed. Two paved driveways are provided to give access from Glen Road. They are 18.5 feet each. A retaining wall is proposed along the rear lot line. HVAC units will be located at the rear center of the dwelling.

Parking requirements will be met with seven proposed spaces.

Sheet 4 – Grading Plan

Drainage system proposed, 2 seepage pits, one under each driveway.

Landscaping Plan

The three existing trees will be removed. Two Red Maple trees will be planted at each corner of the front yard, and 1 Dogwood tree in the rear yard. 13 arborvitae are proposed along the right lot line and 14 arborvitae along the rear lot line. Seven boxwood shrubs are proposed in the planting strip between the driveways. Standard residential lighting will be used.

Mr. Jovishoff questioned the landscaping on the left side.

Mr. Martins stated additional arborvitae will be planted on the left side as well, so it is equal on both sides of the property.

Chairman Sugarman asked for questions from the Board, the public. No one appeared.

Mr. Porrino asked if applicant attempted to acquire any property from the west neighbor?

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Mr. Martins stated these are 50 x 100 lots and they would be undersized.

Mr. Juzmeski asked if there are two separate retaining walls and sewer lines?

Mr. Martins responded yes, two separate walls and two separate lateral connections.

Chairman Sugarman asked for questions from the Board, the public. Gianna Zajak, 1134 Harvard Place, Fort Lee. She stated she owns the property in the rear. There is a wall on her property. She asked if they are knocking down the wall and replacing it with a wall and fence.

Mr. Martins responded yes.

Mr. Salerno called his second witness, Conrad Roncati, RA, 1 Executive Drive, Fort Lee, NJ. Mr. Roncati was sworn in and his credentials accepted by Chairman Sugarman.

A102 – dated November 9, 2015 last revised June 17, 2016

Mr. Roncati stated the prior plan has been reduced by 16%. Proposed is a two-family side x side structure. Identical units are on the left and right. Proposed is a brick façade on all four sides. Mr. Roncati stated they worked hard to keep the height down.

The ground floor is 7ø8ø, not 9 feet as noted in Mr. Jovishoffø's report. The height requested is 30 feet, 20 permitted, 31.24 to the ridge.

Chairman Sugarman asked for questions from the Board, the public. No one appeared.

Mr. Salerno called his last witness, Mia Petrou, Planner, Kenneth Ochab Associates, 12-16 Fair Lawn Avenue, Fair Lawn. Ms. Petrou was sworn in and her credentials accepted by Chairman Sugarman.

A3 – aerial photo dated May 10, 2016

Exhibit A4 -Photo Board, Six Photographs of Site and Surrounding Area dated May 10, 2016

Ms. Petrou stated this is an interior lot.

A & B-show the prior application.

C-Property to the North

D-house across the street

E-Firehouse

F-Commercial development in the C2 zone

The existing house has not been kept up. A øD1ø variance is required. No other properties exceed the 75 foot width of this property.

Chairman Sugarman asked for questions from the Board, the public. No one appeared.

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Mr. Porrino stated that Ms. Petrou stated the property is suitable for this structure and meets the intention of the Master Plan. This is a one family zone. This is like squeezing five pounds of flour in a three pound bag.

Ms. Petrou responded this is not a 50x100 lot, the lot is 75 feet.

Mr. Makroulakis asked if there are any 2 family houses on Rt. 5?

Ms. Petrou responded yes, on Brinkerhoff, there are two across the street, not on Route 5.

Chairman Sugarman stated we can take a vote or carry and provide a transcript.

Chairman Sugarman called for a ten minute recess at 9:20 P.M. The meeting resumed at 9:30 P.M.

Chairman Sugarman stated that this matter will be carried to the meeting of July 12, 2016 with no further notice on the part of the applicant. The applicant has waived the time for the Board to act. A transcript will be provided.

Docket #30-15 1550 Lemoine Avenue, LLC, 1550 Lemoine Avenue, Block 3957, Lot 4 Preliminary/Final Major Site Plan – Interior Alteration & Proposed Massage Therapy Use - Signage

Marc Leibman, Esq. is representing the applicant. (Continued public hearing from April 12, 2016)

Marc Leibman stated that there were some interpretation issues at the last meeting. There is an interpreter here this evening. We would like to bifurcate the application, present the use first and the signage second.

The interpreter is Wong Eng, he will translate from Chinese to English. He is not certified.

Mr. Marienello stated that in a courtroom a certified interpreter would be required. He's sworn to translate Chinese to English and English to Chinese.

Mr. Wong was hired by Mr. Leibman's firm. He has worked with him, at length, in the past.

Mr. Porrino feels we should go with a certified interpreter.

Mr. Wong made a phone call and stated a certified interpreter is on the way.

Ms. Danielle Lamake, Esq. of our firm, is representing the applicant for the signage portion of the application. She called her first witness, Jae Park, FI Signs, Sign Manufacturer, 270 North Street, Teterboro, NJ.

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A4 – Sign plan submitted June 14, 2016

Mr. Park discussed the different proposed signs which are various colors.

Mr. Porrino stated light box signs are not permitted above the second floor. Colors have to have continuity. Roof signs are not permitted. The Sign Committee stated in their letter dated May 18, 2016 that they do not recommend roof signs.

Mr. Joh does not understand why they are changing the light box.

Ms. Lamake stated the Property Manager can explain the need.

Mr. Joh stated there is a sign band on the building now, light boxes are not permitted.

Ms. Lamake stated that the signs are on Palisade Avenue and you don't see them because they are on the opposite side of the building.

Mr. Porrino stated the Borough of Fort Lee does not want signs on the building. 1550 Lemoine Avenue directory sign is recommended by the committee for the future. This is the feeling of the Sign Committee right now.

Ms. Lamake stated that they had a directory sign at one time and it was a problem.

Chairman Sugarman stated we should hear the use variance now that the interpreter is here.

Jenny Shin, Certified Interpreter, was sworn in and her credentials accepted by Chairman Sugarman.

Ya Juna Li, Flushing, NY, owner of the proposed business was sworn in and her credentials accepted by Chairman Sugarman.

Mr. Leibman asked what is your relationship with S&L Foot and Backrub?

Ms. Li responded, through the interpreter, we are friends, I left the business two years ago because I wanted to open a new, more modern facility. I have been trained and was certified on January 16, 2009 for foot massage.

A6 – Wall Street Institute Certificate

Marc Leibman asked if the License from the Health Department of Fort Lee permits to provide these services.

Ms. Li responded yes.

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A7 – Department of Health Borough of Fort Lee 2016 Massage License

A8 – Official Transcript – Wall Street Institute at Massage School

Ms. Li stated that she received a 3.27 GPA.

Marc Leibman asked how many employees will be working there when opening the business.

Ms. Li responded two employees. She will pick them up from Flushing.

Marc Leibman asked do you know the employees require licenses. This will be a condition of approval, that the employees obtain the necessary State license.

Ms. Li responded yes.

Marc Leibman stated that two licenses exist in Fort Lee. You would be the third in Fort Lee.

Ms. Li stated yes.

Marc Leibman asked if Ms. Li will transport the employees to and from work.

Ms. Li responded yes.

Marc Leibman asked how she will get the employees to and from work.

Ms. Li stated she will need to get a big van.

Ms. Li stated she will park in the Municipal lot.

Marc Leibman stated that the lease forbids tenants to park on site.

Ms. Li stated I am aware.

Marc Leibman asked if the hours of business are 10AM to 10PM.

Ms. Li stated yes.

Mark Leibman asked if the business is open six or seven days.

Ms. Li responded seven days, but I will take Tuesdays off. This is the slowest day. She will provide a driver on the days she is off.

Mr. Porrino asked how did Mr. Leibman establish there are two licenses in Fort Lee.

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Marc Leibman responded this information is in the State website.

Mr. Porrino asked where the van would be parked.

Ms. Li responded she will park the van in the Municipal lot.

Chairman Sugarman asked what type of licenses.

Marc Leibman stated he will try to get the answer.

Mr. Leibman stated the two businesses that have licenses are Soleil Nail Salon.

Marc Leibman asked to the name of the proposed business?

Ms. Li responded S & L Foot and Backrub II. There is no connection between the existing and the proposed businesses. The business is not incorporated yet.

Chairman Sugarman asked for questions from the Board, the public. No one appeared.

Mr. Leibman called his next witness, Joseph Layton, Planner, Maser Consulting, 53 Frontage Road, Clinton, NJ. Mr. Layton was sworn in and his credentials accepted by Mr. Sugarman.

Mr. Layton stated that massage therapy is not listed as a permitted use in any zone in Fort Lee. Personal service uses are permitted. He stated this is a personal service. Fort Lee Plaza already has an eyelash business and hair salon. This is popular in the Asian culture.

Mr. Joh stated he knew where the two licensed businesses are.

Mr. Porrino stated he begs to differ he knows where there are eighteen more of these businesses that are not licensed.

Marc Leibman stated the Health Department is issuing licenses to these businesses.

Mr. Makroulakis asked how many rooms will be used.

Chairman Sugarman stated he remembers there were fourteen stations when you were here last.

Marc Leibman responded there are five massage rooms, one is a couples station and foot massage.

Mr. Makroulakis asked how many parking spaces are given for this tenant.

Marc Leibman responded the Property Manager can answer this question.

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Mr. Layton stated the focus is on the impact on the surrounding properties. This is a mini mall, the clients park downstairs and go in the elevator.

Mr. Jovishoff stated that this zone has a list of retail services that are permitted. Personal services is not listed.

Marc Leibman called his last witness, Michael Kang, Property Manager, 1550 Lemoine Avenue, Fort Lee. Mr. Kang stated there are 45 total parking spaces, 43 regular and 2 handicap, five spaces are for the bank. The building is 25% vacant.

Chairman Sugarman asked if there is any requirement for the number of spaces.

Mr. Jovishoff responded 2.6 parking spaces required for this space.

Mr. Makroulakis asked if they can assign the number of spaces for this proposed tenant.

Mr. Kang responded no, no tenants are allowed to park in the lot.

Mr. Silver asked if he ever gets any complaints.

Mr. Kang responded no, there is always street parking.

Chairman Sugarman asked for questions from the Board, the public. No one appeared.

Marc Leibman stated he would like to get a feel from the Board. You should not presume that someone is going to break the law. This business will be properly licensed and registered.

Chairman Sugarman stated that this matter will be carried to the meeting of July 12, 2016 with no further notice on the part of the applicant. The applicant has waived the time for the Board to act. A transcript will be provided.

Chairman Sugarman stated that there may be an issue with the transcripts getting done on time with the other application tonight ordering a transcript also.

Docket #8-16 ZAKA, LLC, 1350 15th Street, Block 2252, Lot 1, Preliminary/Final Major Site Plan to re-configure four existing units on the 15th Floor into Six Penthouse Units – Redesign of Existing Penthouse Units – Signage

Marc Leibman, Esq. is representing the applicant.

Chairman Sugarman stated that this matter will be carried to the meeting of July 12, 2016 with no further notice on the part of the applicant. The applicant has waived the time for the Board to act.

ADJOURNMENT

It was moved by Mr. Silver, seconded by Mr. Joh to adjourn the meeting at 10:50PM

Respectfully submitted,

Linda Garofalo
Recording Secretary