

FORT LEE BOARD OF ADJUSTMENT

August 9, 2016

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

Absent: J. Nitti

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

Chairman Sugarman called the meeting to order at 7:40 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. Joh and passed on a vote of 6-0 by members Joh, Makroulakis, Porrino, Liapes, Yoon and Sugarman to approve the minutes of the meeting of July 26, 2016. Mr. Silver and Mr. Joh abstained from the vote.

Memorializations

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

It was moved by Mr. Porrino, seconded by Mr. Makroulakis, and passed on a vote of 6-0 by members Silver, Makroulakis, Porrino, Liapes, Yoon, Starace and Sugarman to deny the applicant approval for Interior Alteration and Proposed Massage Therapy.

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

Chairman Sugarman stated that the memorialization is being continued to the meeting of August 23, 2016.

Page 2-ZBA-August 9, 2016-Memorializations continued

Docket #20-16 Il Chung Ha 214 Main Street, Block 4253, Lot 6, Preliminary/Final Major Site Plan – Mixed Use – 1st Floor Restaurant, 2nd Floor Office Space, 3rd Floor Residential

It was moved by Mr. Makroulakis seconded by Mr. Joh, and passed on a vote of 4-0 by members Joh, Makroulakis, Starace and Sugarman to grant the applicant approval for Preliminary/Final Major Site Plan. Mr. Silver and Mr. Yoon abstained from the vote.

Docket #22-16 S&G Development, LLC 2175 Linwood Avenue, Block 5852, Lot 14, Two-Family Dwelling

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

Docket #23-16 Matkal Realty, LLC, 338 Riverdale Drive, Block 3054, Lot 4, Single-Family Dwelling

Chairman Sugarman stated that the memorialization is being continued to the meeting of August 23, 2016.

Docket #24-16 256 Myrtle Avenue, LLC, 2453 Camner Street, Block 6955, Lot 4, Two-Family Dwelling

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

Docket #28-16 Vincent & Maria Sciglitano, 1613 Maple Street, Block 3551, Lot 3, Two-Family Dwelling

Chairman Sugarman stated that the memorialization is being continued to the meeting of August 23, 2016.

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

It was moved by Mr. Joh, seconded by Mr. Makroulakis and passed on a vote of 6-0 by members Joh, Makroulakis, Porrino, Liapes, Yoon and Sugarman to grant the applicant approval to construct a new Two-Family Dwelling. Mr. Silver and M. Starace abstained from the vote.

Public Hearings

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

Gerald R. Salerno is representing the applicant. (Continued Public Hearing from June 28, 2016)
Chairman Sugarman stated this matter will be carried to the meeting of September 13, 2016 at the request of the applicant, with no further notice on the part of the applicant. The applicant has waived the time for the Board to Act.

Docket #7-16 Linda Merxhushi, 2017 Jones Road, Block 3562, Lot 4, Two-Family Dwelling
Chairman Sugarman stated that this matter is being carried to the meeting of September 27, 2016 at the request of the applicant.

Docket #21-16 Gyeong Soon Park, 565-569 Main Street, Block 3562, Lot 8, Minor Site Plan – Conversion from Office Space to Residential over 1st Floor Upholstery Store

Saverio Cereste, Esq. is representing the applicant.

Mr. Cereste stated that there are two addresses on one property. There is no expansion of the footprint and the property is in the C2 zone.

Mr. Cereste called his first witness:

Taeik Kim, Architect, 2029 Lemoine Avenue Suite 302, Fort Lee, NJ. Mr. Kim was sworn in and his credentials accepted by Chairman Sugarman.

Exhibit A1- Architectural dated April 11, 2016, revised through May 1, 2016

Exhibit A2 – Four Photographs of Site and Surrounding Area

Mr. Kim stated the lot is irregularly shaped. The property is currently improved with two buildings; a 2 1/2 story commercial building containing an upholstery store on the ground floor and office space on the second floor, and a two-story commercial building containing a cleaner on the ground floor and an existing residential apartment on the second floor.

There are four different zones within the 200 foot radius. There is a block retaining wall on the west side of the parking area which will remain. The trash will go to the left western side of the building. There are no proposed changes to drainage.

The applicant is proposing to renovate the second floor office space at 569 Main Street for a residential apartment. The proposal is an open living/dining area and kitchen, three bedrooms and a full bathroom. Access to the apartment is by an interior staircase from the side of the building on the driveway. Another staircase is for access to the attic, and is not to be considered habitable space because the ceiling is below seven feet.

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

Page 4-ZBA-August 9, 2016-Public Hearings continued

Mr. Porrino asked if the second floor staircase on the drawing goes to a third floor.

Mr. Kim stated there is no third floor, this is the attic.

Mr. Jovishoff asked to the ceiling height of the attic.

Mr. Kim responded six to seven feet to the ridge.

Mr. Jovishoff stated in order for the attic to be habitable, the ceiling needs to be seven feet high.

Mr. Cereste stated that it can be a condition of approval that the attic remain storage space.

Mr. Makroulakis asked how do cars get into spaces #1 - #6.

Mr. Kim responded that there is 22 feet at the entrance between the two buildings.

Mr. Makroulakis stated he has a problem with the six spaces in the rear. If there is a van there, you can't get through. He asked where the upstairs people park.

Mr. Cereste responded two spaces will be designated for the people upstairs.

Mr. Makroulakis asked if the Fire Department was notified.

Mr. Cereste responded the 200 feet list was served.

Mr. Cereste stated the Fire Department sent a letter stating they had no objections.

Mr. Juzmeski asked for the distance between space #1 and the rear of the property.

Mr. Kim stated approximately 16-17 feet.

Mr. Juzmeski stated this is very generous.

Mr. Kim responded the parking is very tight.

Mr. Juzmeski asked how does a van get to this area on the west side?

Mr. Kim responded the driver must be an expert and have guidance.

Mr. Jovishoff asked if the apartment was converted to an office but never utilized.

Mr. Cereste responded yes.

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

Page 5-ZBA-August 9, 2016-Public Hearings continued

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

Exhibit A2 – Four Photographs of Site and Surrounding Area

Top left ó Subject property with two buildings

Top right ó Other building and firehouse

Bottom left-across the street other side of Maple

Bottom right-across the street

Proposal is to convert second floor office to residential use. Both combined require seventeen spaces, there are eight spaces on site.

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

Mr. Porrino asked where do the cleanersøcustomers park.

Mr. Spatz stated he didnø know. There is no parking on Main Street, possibly they park and walk there.

Mr. Starace asked to see the photos with the cars parked.

Mr. Spatz showed him the photo board. He stated the lot is not striped yet. He used the photo as an exhibit to show it is possible to park.

Mr. Porrino stated there is a 9 foot 1 inch wide opening. Requirement is 10 feet. A car is 7 feet wide. He said he is worried about customers who canø fit and try to back out onto Main Street.

Mr. Spatz stated it is a difficult intersection, he agrees.

Mr. Cereste gave his summation to the Board.

Mr. Porrino asked Mr. Jovishoff if the second floor is rented as an office, no Board approval is required, correct?

Mr. Jovishoff responded correct. The variances that are required are for the use.

Mr. Makroulakis asked where the people that live above the cleaners park.

Mr. Cereste responded maybe they use public transportation.

Mr. Porrino stated there is less of a parking requirement with this proposal.

Mr. Joh stated he would like to suggest that exterior work be done as well.

Page 6-ZBA-August 9, 2016-Public Hearings continued

Mr. Yoon stated he is not thrilled with the parking, converting to residential will help.

Chairman Sugarman stated this lessens the need for parking on site.

It was moved by Mr. Porrino, seconded by Mr. Yoon and passed on a vote of 7-0 by members Silver, Joh, Makroulakis, Porrino, Liapes, Yoon and Sugarman to grant the applicant Minor Site Plan approval.

Docket #25-16 Jae Nam Choi & Monique M. Kim, 1521 Thirteenth Street, Block 3852, Lot 7, Two-Family Dwelling

Marc D. Macri, Esq., representing the applicant stated he is here tonight for Jae Nam Choi and Monique M. Kim. They would like to live in one side of the house and rent out the other side. The property is in the R3A zone. Mr. Macri called his first witness:

Steven Collazuol, Engineer, 1610 Center Avenue, Fort Lee, NJ. Mr. Collazuol was sworn in and his credentials accepted by Chairman Sugarman. Mr. Collazuol stated the property is Block 3852, Lot 7. The adjoining properties are residential. The proposal is to remove the existing dwelling and construct a duplex type dwelling. The HVAC will be in the rear. Two driveways will be separated by a planting strip. Utilities to be placed underground. Seepage pits to be located beneath the driveway. Drainage system will be in the rear yard. A wall is to be constructed along the sides, maximum height of 5 ½ feet in the rear.

Mr. Silver asked how many gallons the seepage pits are.

Mr. Collazuol stated 330 gallons.

Mr. Collazuol stated the two existing trees in the rear are to be removed and replaced with two redbud trees. Six rhododendron plants are being proposed along the rear wall, eight boxwoods in each side yard, one azalea on each side of the front yard and nine fescue are proposed in the planting strip. The planting strip goes to the right of way line. Azaleas will be added to the front corners.

Mr. Starace asked to the width of the strip between the driveways.

Mr. Collazuol responded three feet two inches. The plants will be fourteen inches to start.

Mr. Collazuol reviewed Ed Mignone's report dated June 10, 2016.

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

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

Page 7-ZBA-August 9, 2016-Public Hearings continued

Mr. Cocoros stated a three-story, side x side two-family home is proposed. The basement will include a recreation room, powder room and up several steps, a utility room, a garage and stairs to the upper floors. The first floor in each unit will consist of a living room, dining room, kitchen with eating area and family area, and a powder room. The second floor living area will include a master bedroom with ensuite bathroom and two additional bedrooms, which share a bathroom, and a laundry room. The exterior lighting will be over the garage doors, covered entry area in the front, sliding basement doors and deck area.

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

Mr. Porrino stated that at prior meetings he has asked to see how the rear neighbors will be impacted. He would like an idea for fairness, the rear neighbor is close.

Chairman Sugarman stated the 200 foot list of properties were noticed.

Mr. Porrino stated they don't know the height of the proposed deck.

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

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

Exhibit A1 – Four Photographs of Site and Surrounding Area

Top left-subject property, no garage

Top right-property to the right, an older two-family and three-story, two family

Bottom left-the property to the left

Bottom right-two-family houses across the street

Mr. Spatz stated the property is in the R3A zone where two-families are permitted. He discussed the variances. The property is suited for a two-family home, the lot is conforming.

Chairman Sugarman asked about the rear wooded property.

Mr. Spatz responded there are houses to the south rear.

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

Mr. Silver stated he is concerned with the drainage to 12th Street.

Mr. Collazuol stated the system can handle it.

Mr. Jovishoff asked to the tree that is partially on the property.

Mr. Collazuol stated he could not find a tree in the front.

Page 8-ZBA-August 9, 2016-Public Hearings continued

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. Porrino, seconded by Mr. Makroulakis and passed on a vote of 7-0 by members Silver, Joh, Makroulakis, Porrino, Liapes, Yoon and Sugarman to grant the applicant approval to build a new Two-Family Dwelling.

Docket #29-16 GPC Homes, LLC, 1635 Maple Street, Block 3554, Lot 4, Two-Family Dwelling

Marc D. Macri, Esq., representing the applicant called his first witness:

Steven Collazuol, Engineer, 1610 Center Avenue, Fort Lee, NJ. Mr. Collazuol was sworn in and his credentials accepted by Chairman Sugarman. Mr. Collazuol stated there is currently a 1 ½ story stucco dwelling with a garage on the property. Route 46 is the next street to the west. The lot is 50 x 100, 5,000 square feet land area. Maple Street has utilities but no storm drainage. The property drains from the rear to the front. Two decks and HVAC proposed in the rear. Individual utilities will be provided for each unit. A low wall, one and a half feet high to be constructed.

The applicant proposes two redbud trees in the rear yard as replacements for trees to be removed. Eleven azalea bushes are proposed, eight boxwood plants, one viburnum bush and six azalea plants are proposed in the planting strip between the driveways.

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

Mr. Starace asked if the plants in the planting strip could be fuller.

Mr. Collazuol responded they will be 18-24 inches tall and 18 inches in diameter. Three more can be added.

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

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

Mr. Cocoros stated the proposal is for a side x side two-family dwelling. Each of the basements will include a recreation room, powder room and up several steps, a utility room, garage and stairs to the upper floors. The first floor will consist of a living room, dining room, kitchen with eating and family area and a powder room. The second floor will include a master bedroom with ensuite bathroom, two additional bedrooms that share a bathroom and a laundry room.

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

Page 9-ZBA-August 9, 2016-Public Hearings continued

Mr. Silver stated the Architectural drawings are the same as the prior application.

Mr. Cocoros responded yes, the client liked the house.

Mr. Silver stated he is tired of seeing the same houses in Fort Lee. The same exact houses are on my street, there are 15 of them. A while back Morningside Lane was so different.

Mr. Cocoros stated the builders are afraid if they build something different it will be hard to sell.

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

Exhibit A1 – Four Photographs of Site and Surrounding Area

Top left-subject property which is vacant, driveway to garage

Top right-house to the right

Bottom left-two structures to the left

Bottom right-two-family across the street

C variances of the property is undersized for a two-family. The front steps project to the side yards. The front yard conforms. There is no negative impact on the property to the rear. This is a permitted use in the zone and consistent with the neighborhood. There are two-family homes down the block that were approved by this Board.

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

It was moved by Mr. Starace, seconded by Mr. Porrino and passed on a vote of 7-0 by members Silver, Joh, Makroulakis, Porrino, Liapes, Starace and Sugarman to grant the applicant approval to build a new Two-Family Dwelling.

ADJOURNMENT

It was moved by Mr. Starace, seconded by Mr. Yoon to adjourn the meeting at 9:20 p.m.

Respectfully submitted,

Linda Garofalo
Recording Secretary