

FORT LEE BOARD OF ADJUSTMENT

August 23, 2016

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

Absent: J. Nitti

Present: J. Mariniello, Esq., M. Jovishoff, Phillips, Preiss, Grygiel, N. Verderese, Dynamic Traffic

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.

Approval of Minutes

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 approve the minutes of the meeting of August 9, 2016. Mr. Starace abstained from the vote.

Memorializations

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

Mr. Makroulakis asked if the sprinklers were included as a condition of approval. Mr. Jovishoff stated yes.

It was moved by Mr. Porrino, seconded by Mr. Makroulakis, and passed on a vote of 6-0 by members Joh, Makroulakis, Porrino, Liapes, Starace and Sugarman to grant the applicant approval for Preliminary/Final Major Site Plan. Mr. Silver and Mr. Yoon abstained from the vote.

Page 2-ZBA-August 23, 2016-Memorializations continued

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

It was moved by Mr. Liapes, seconded by Mr. Joh, and passed on a vote of 4-0 by members Joh, Liapes, Yoon, and Sugarman to grant the applicant approval to construct a new Single-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

It was moved by Mr. Porrino, 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 #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

Chairman Sugarman stated that the memorialization is being continued to the meeting of September 13, 2016.

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

Chairman Sugarman stated that the memorialization is being continued to the meeting of September 13, 2016.

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

Chairman Sugarman stated that the memorialization is being continued to the meeting of September 13, 2016.

Acceptance/Completeness

Docket #32-16, 162 Cedar St., LLC, 160-162 Cedar Street, Block 4353, Lots 2 & 3, Minor Reverse Subdivision/Preliminary & Final Major Site Plan – Lot Consolidation & Eight (8) Unit Residential Building

Ms. Daniele Lamake, Esq. representing the applicant stated that the survey requested will be provided within a few days. Mr. Jovishoff stated this will be a condition of approval. It was moved by Mr. Silver, seconded by Mr. Liapes and passed on a vote of 7-0 by members Silver, Joh, Makroulakis, Porrino, Liapes, Yoon and Sugarman to deem the application complete. Chairman Sugarman stated that the application is scheduled for the meeting of September 27, 2016.

Public Hearings

Docket #33-16 Twenty50 Associates, LLC, 2050 Central Road, Block 4854, Lot 1, Signage

Carmine Alampi, Esq. representing the applicant stated this application is for two signs on the building. They appeared before the Sign Committee earlier in the year. They received a letter of recommendation from the Sign Committee dated May 19, 2016. The letters are three feet in dimension. The overall square footage is 35.5 square feet. The Property Manager and the Design Consultant are here tonight. Mr. Alampi called his first witness:

Brian Travers, Butler Sign Co., 582 Fairfield Rd. Wayne, NJ. Mr. Travers was sworn in and his credentials accepted by Chairman Sugarman.

Exhibit A1 – Signage for east façade

Exhibit A2 – Signage for north façade

A1 ó Mr. Travers stated the east elevation is 35.5 square feet. The perimeter of signage is 53.25 square feet. The letters are three feet and the rest of the sign is 23 ¼ inches.

A2 - Faces north and is 54.9 square feet. The letters are 31 inches. The perimeter of the sign is 147.9 inches. The öö is 48 inches.

Mr. Porrino asked to the lighting.

Mr. Travers responded the lighting comes from the back of the letter, no glare, not facing any residential properties. The sign faces Bridge Plaza. The sign will stay lit 24 hours.

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

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

Docket #26-16 Steven Wang, 1211 Fifteenth Street, Block 1551, Lot 8, Two-Family

Dwelling

Marc D. Macri, Esq. representing the applicant stated the proposed home is in the R4 zone which permits two-family homes. The proposal is for a three story, two-family side by side dwelling.

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.

Page 4-ZBA-August 23, 2016-Public Hearings continued

Exhibit A1 – Landscape Plan

Mr. Collazuol stated the site is on the west side of Fifteenth Street. There is a one acre lot in the back that is vacant. There is a 2 ½ story frame dwelling on the left and a garage on the right. No curbs or sidewalks are in the front.

Page 2 ó Grading and Drainage Plan ó New sidewalks proposed and drop curbs with decks in the rear. The utilities will be connected to the Borough utilities.

Colorized Landscape Plan ó There is one tree in the middle of the rear of the site to be removed. The applicant proposes replacement with two 2 ½ inch caliper redbud trees to be located in the rear yard along the rear lot line. Twelve rhododendron plantings are proposed along the lot lines within the rear yard. Six boxwood plants are proposed in each side yard and one viburnum plant is proposed on each side of the front yard in front of the entry stair walkways. Azaleas 18-24 inches tall are proposed in the planting strip. A/C pads are proposed in the back rear corners. The planting strip will go from the garage door to the end of the driveway. All items in the report from Ed Mignone will be complied with.

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

Mr. Jovishoff asked to the fence on the property.

Mr. Collazuol stated the fence will not be replaced.

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 applicant proposes a three-story, two-family dwelling. The basement will include a recreation room, powder room and step to the upper level where there will be a utility room, garage and stairs to the upper floors. The first floor living area consists of a living room, dining room, open kitchen with eating area and family area with sliding doors to the rear decks. The second floor proposal will include a master bedroom with ensuite bathroom and two additional bedrooms which share a bathroom and a laundry room.

Mr. Joh asked to the ceiling heights.

Mr. Cocoros responded the garage ceiling will be 8 feet 2 inches at the door, 7 feet 11 inches at the back of the garage and 9 feet 11 inches in the recreation area.

Mr. Macri stated that the property drops down 3 feet

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

Page 5-ZBA-August 23, 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 the detached garage

Top right ó Looking to the south ó two-family home

Bottom left ó Looking north on Fifteenth Street ó two-family homes

Bottom right ó Five lots from hi-rise zone ó two-family homes

Mr. Spatz stated there is an existing two-family home, no increase in density. All drainage will be handled on the property, there is sufficient parking on-site. The height is consistent with the neighborhood. To the north is the hi-rise zone. The height is similar to the two-family homes in the area.

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. Silver 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 #31-16, Lighthouse Associates, LLC, 1541 Anderson Avenue, Block 3853, Lot 2, Two-Family Dwelling

Saverio Cereste, Esq. representing the applicant stated the proposal is to construct a new two-family dwelling. The property is in a R3A zone, this is a permitted use. D4 variance for FAR and bulk variances required.

Exhibit A1 – colorized drainage plan June 23, 2016

Exhibit A2 – Architectural Plan prepared by Vassilios Cocoros dated June 16, 2016

Exhibit A3 – Photo Board prepared by David Spatz

Exhibit A4 – Survey

Exhibit A5 – Drainage calculations

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

A1 – Site Plan

Mr. Martins stated the property is located on the westerly side of Anderson Avenue. Currently there is a 1 ½ story frame dwelling with an attached one car garage.

Page 6-ZBA-August 23, 2016-Public Hearings continued

A1 – Colorized drainage plan dated June 23, 2016

Mr. Martins stated the brown area is the footprint. The proposal is for two seepage pits, one for each unit in the driveways.

Sheet 2 – Landscape Plan

One existing tree to be removed in the front yard. Proposed two flowering dogwood trees in the front corners, 20 arborvitae along the side and rear lot lines, 19 yews shrubs are proposed along each side lot line in the front yard and 15-18 inch tall boxwoods proposed in the planting strip between the driveways. Two seepage pits proposed to be located under the driveways connected to the roof drains.

There is a bus stop location in front of the property and a sign in the driveway. The sign needs to be relocated. Proposed to relocate the crosswalk to the north. The sign in the middle of the property will remain and we will modify the driveway to provide two separate drop curbs. The bus stop will be relocated.

Mr. Martins stated the report from Ed Mignone dated July 26, 2016 will be complied with.

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

Mr. Starace asked if the bus stop is to the north or south.

Mr. Martins responded it is right in front of the property.

Mr. Cereste stated D.O.T. will work with the County to relocate the bus stop sign to the south.

Mr. Porrino asked who is responsible for the crosswalk location?

Mr. Martins stated the County of Bergen.

Mr. Verderese stated that the tree in the photo is north of the driveway. The proposed tree should be back 5 feet, this is a condition of approval.

Mr. Jovishoff stated he would like the driveway reduced to 16 feet and a larger planting strip provided.

Mr. Martins stated the applicant agrees to this.

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 by side, two-family dwelling. This will be an all brick structure. In response to the comments, the rear decks will be relocated. Each of the basements will have a recreation room, a den, powder room, utility room and garage. The first

Page 7-ZBA-August 23, 2016-Public Hearings continued

floor in each unit is proposed to consist of a living room, dining room, kitchen, family room and powder room. The second floor is proposed to include a master bedroom with ensuite bathroom and two additional bedrooms which share a second bathroom and a laundry room. The HVAC units will be at the rear in the middle. Two curbs cuts are proposed that are 16 feet wide each.

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

Mr. Starace stated that there is parking on this side of the street. He then asked how the parking would be impacted?

Chairman Sugarman stated one parking space would be impacted at most.

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

Exhibit A3 – Four Photographs of Site and Surrounding Area

Top left ó Subject property, 1 ½ story two-family dwelling with 1 car attached garage

Top right ó Property to north, side yard faces Anderson Avenue

Bottom left ó Property to the south, 3 story two-family home

Bottom right ó Directly across the street

Mr. Spatz stated one D variance for FAR is required. The drainage will be contained on the property. Increased landscaping is proposed.

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

Mr. Porrino stated 90% of the applications need FAR variances. What is triggering the FAR and should this be addressed?

Mr. Spatz responded the basements are included in the living space.

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

Mr. Cereste 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, Starace and Sugarman to grant the applicant approval to build a new Two-Family Dwelling.

Chairman Sugarman called for a ten minute recess at 9:05 p.m. The meeting resumed at 9:15 p.m.

Page 8-ZBA-August 23, 2016-Public Hearings continued

Docket #27-16, 1298 Anderson Avenue, LLC, 1298 Anderson Avenue, Block 1951, Lot 11, Two-Family Dwelling

Danielle Lamake, Esq. is representing the applicant. Ms. Lamake stated the proposal is to demolish the single family dwelling and construct a two-family.

Chairman Sugarman stated the applicant is required to provide a transcript if this application is carried.

Mark Martins, Engineer, 55 Walnut Street, Norwood, NJ. Mr. Martins was sworn in and his credentials accepted by Chairman Sugarman. Mr. Martins stated he prepared the site plan however Sheet 1 is not colorized.

Exhibit A1 – Colorized Site Plan

The property is located on the easterly side of Anderson Avenue. The applicant proposes to remove the 1 ½ story brick and frame dwelling with attached garage. A two-family side by side, three story home is proposed. The property is in the R2 zone. A two car garage is proposed, the sidewalks and curbs will be replaced, a wood deck and patio area to be constructed.

Will comply with the report from Ed Mignone dated June 10, 2016 and move the walls along the property lines in one foot. HVAC to be located in the rear under the decks. The applicant is proposing a stormwater management system on either side of the front yard and two on either side of the rear yard.

Mr. Martins reviewed Michael Jovishoff's letter of July 11, 2016. The applicant proposes to remove four of the seven existing trees and replace with two dogwood trees in the rear yard. Also 25 arborvitae are proposed in a line along both sides and rear lot lines in the rear yard. 16 yew plants are proposed in the right yard and 19 yew in the left yard. Six azalea plants are proposed in the front yard between the entry stairs and porches. Typical residential exterior lighting fixtures to be used.

Mr. Porrino asked to the highest point of the roof.

Mr. Martins stated 30 feet 10 inches.

Chairman Sugarman asked for questions from the Board, the public.

Cathleen Pappalardo, 1296 Anderson Avenue Fort Lee, NJ. Mrs. Pappalardo stated she is concerned with digging and blasting. She lives 50 feet away from this house and is also in between the gas station and the proposed dwelling.

Mr. Martins responded they do not intend to blast.

Cathleen Pappalardo stated there's rock in this basement. Nine years ago she installed french drains in her home and there's an underground stream.

Page 9-ZBA-August 23, 2016-Public Hearings continued

Mr. Martins responded that they're keeping the house up high to avoid this situation.

Pete Ingilizian, 1302 Anderson Avenue, Fort Lee, NJ. Mr. Ingilizian stated he didn't hear any discussion on the loss of two parking spaces. Also he is concerned with drainage issues.

Chairman Sugarman responded the Planner will address this.

Mr. Martins stated the water will be controlled on site. Drainage pits are proposed in the driveway and backyard.

Cathleen Pappalardo asked to the underground stream water.

Mr. Martins responded the drainage is all shallow.

Marios Lachanaris, Architect, 1610 Center Avenue, Fort Lee, NJ. Mr. Lachanaris was sworn in and his credentials accepted by Chairman Sugarman.

Mr. Lachanaris stated he prepared the Architectural Plan, two pages dated May 6, 2016, revised June 16, 2016. Page 2 ó Floor plans.

The basement is proposed to include a recreation room, powder room, utility room and stairs to the upper levels. The first floor will consist of a living room, dining room, kitchen and den combination. The second floor will have three bedrooms, including a master bedroom with ensuite bathroom, and two bedrooms that share a second bathroom and a laundry closet. Each unit will have a covered entry porch.

Chairman Sugarman asked for questions from the Board, the public.

Peter Ingilizian asked Mr. Lachanaris if he visited the neighborhood when designing the house.

Mr. Lachanaris stated yes, he visited.

John McDonough, Planner, 101 Gibraltar Drive, Parsippany, NJ. Mr. McDonough was sworn in and his credentials accepted by Chairman Sugarman.

Mr. McDonough handed the Board copies of:

Exhibit A2 – two pages

Page 1 – Aerial photo of site

Page 2 – Four photos

Page 10-ZBA-August 23, 2016-Public Hearings continued

Page 2- Four Photographs of Site and Surrounding Area

- 1.) View of subject property from Anderson Avenue
- 2.) View of new two-family construction on Anderson Avenue
- 3.) View of neighboring gas station
- 4.) View of neighboring ballfield and apartment

Mr. McDonough stated the property is in disrepair. The trees will be saved. The property is on the edge of the neighborhood. Two D variances are required, D6 for height and 10% of allowance in zone. There are also 8 bulk variances. The property is over 6,000 square feet. He feels this is efficient use of the land, new housing, redirect population to these areas, variety of uses in appropriate location, promote visual environment and this will be a beautiful building. The proposal will be run safely and efficiently, good screening on the sides of the property and a positive investment in the community. This dwelling will not block any scenic views and the scale of the building will not be unattractive.

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

Mr. Yoon asked for clarification for the record of photo 2 and if it is on Anderson Avenue.

Ms. Lamake responded this is 296 Forest Road which was originally Anderson Avenue.

Mr. Yoon asked if there are any other two-family homes on Anderson Avenue.

Mr. McDonough stated no.

Mr. Makroulakis stated that on that side of the street there are no two-family homes. The street behind this is Abbott Boulevard where there are all one-family homes. In front of this is a park. This zone is a one-family. This house will stand out like a sore thumb.

Mr. McDonough stated we are on the edge here. This is a logical spot from a Planner's stand-point.

Mr. Porrino asked if this is a half foot over.

Mr. McDonough stated we would be a C variance and not a D.

Mr. Porrino stated the buildings across the street are in a R5 zone. If the council chooses to change this zone this is not in line with the master plan. The council chose to keep it a single-family zone.

Mr. Silver asked to the amount of spaces going to be lost in the front.

Mr. McDonough responded two spaces.

Page 11-ZBA-August 23, 2016-Public Hearings continued

Chairman Sugarman asked for questions from the Board, the public.

Mr. Ingilizian stated he has a problem with spaces being lost. The Little League games are there and there aren't enough parking spaces. A single family home can be just as beautiful as a two-family home.

Exhibits O1 and O2

Two photographs that Mr. Ingilizian took of the area surrounding the proposal.

Exhibit O3

Home on Thirteenth and North.

Cathleen Pappalardo stated that Mr. McDonough stated this is on the fringe in the surrounding area. What is the definition of on the fringe?

Mr. McDonough responded that this is one block from commercial land use, opposite a park.

Joseph Pappalardo, 1296 Anderson Avenue, Fort Lee, NJ. Mr. Pappalardo stated the gas station preceded the neighborhood.

Chairman Sugarman stated now is the time for comments.

Cathleen Pappalardo, 1296 Anderson Avenue, Fort Lee, NJ. Mrs. Pappalardo stated she was here on July 25, 2016 and listened to several cases. She is not against growth, there's a single family home there now, a 2 ½ story home was approved recently. This proposal is for a three story home. I am not going anywhere, this will be the only two-family duplex in the area. She doesn't feel this home belongs at this location. She doesn't feel it's necessary to put this home here. The integrity of the neighborhood calls for a beautiful one family.

Mr. Joh stated if the applicant can't build a two-family, they can build a one-family, correct?

Chairman Sugarman stated yes.

Chairman Sugarman stated the McCloud application was denied and they built a single family instead of a two-family.

Ms. Lamake gave her summation to the Board.

Mr. Porrino stated the homes in this area are known as Palisade Garden and we'd like to keep it that way.

Mr. Yoon stated he has no doubt that this will be a beautiful building however, this could open up the flood gates.

Page 12-ZBA-August 23, 2016-Public Hearings continued

Chairman Sugarman stated all the professionals did a great job and he understands the point that was presented that the ballfield and gas station are nearby. As Mr. Joh stated, an applicant can come back with a single-family home application and get approval.

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 and Sugarman to deny the applicant approval to build a new Two-Family Dwelling. Mr. Joh voted to approve the application.

ADJOURNMENT

It was moved by Mr. Joh, seconded by Mr. Porrino to adjourn the meeting at 10:45 p.m.

Respectfully submitted,

Linda Garofalo
Recording Secretary