

FORT LEE BOARD OF ADJUSTMENT

February 8, 2022

Present: H. Liapes, D. Conway, H. Joh, L. Pacheco, J. Luppino, E. Hong, D. Sugarman

Absent: J. Nitti, S. Tropea

Also Present: J. Mariniello, Jr., Esq., D. Juzmeski, Neglia Eng.

Chairman Sugarman called the meeting to order at 7:30 p.m.

The meeting was held remotely, by means of communication equipment. The foregoing Electronic Public Meeting is recommended due to the current situation involving COVID-19 Virus and directives of State and County governments. The meeting was conducted using the Zoom operating system.

NOTICE OF MEETING:

Chairman Sugarman stated: Let the minutes reflect that adequate notice of this meeting has been provided in the following manner: On November 23, 2021 this Body, by Resolution, adopted a Schedule of Regular Public Meetings for 2022. The time, date, and location of said schedule was posted on the Bulletin Board at 309 Main Street. A copy of said schedule was mailed to the RECORD, JERSEY JOURNAL, STAR LEDGER, SPECTRUM, posted on the Borough's Website and was filed with the Borough Clerk. A written notice of the time, place and proposed Agenda was posted on the Bulletin Board at 309 Main Street and mailed to the RECORD, JERSEY JOURNAL, STAR LEDGER, SPECTRUM, posted on the Borough's Website and was filed with the Borough Clerk. On January 26, 2022, an updated notice with the Zoom Information was posted at 309 Main Street and mailed to the RECORD, JERSEY JOURNAL, STAR LEDGER, SPECTRUM, posted on the Borough Web Site and filed with the Borough Clerk. Copies have been mailed to all persons who have prepaid the \$35.00 fee fixed for the year 2022 to cover the cost of mailing.

Chairman Sugarman stated Mr. Luppino and Ms. Hong will be voting members tonight.

Approval of Minutes

It was moved by Mr. Liapes, seconded by Mr. Joh and passed on a vote of 5-0 by members Liapes, Pacheco, Luppino, Hong and Sugarman to approve the minutes of the meeting of January 18, 2022.

Memorializations

Docket #31-21, PS Atlantic Coast, LLC, 504 Jane Street, Block 3651, Lot 3, Amended Preliminary & Final Major Site Plan – Self-Storage Facility

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It was moved by Mr. Liapes, seconded by Ms. Hong and approved on a vote of 5-0 by members Liapes, Pacheco, Luppino, Hong and Sugarman to grant the applicant Amended Preliminary and Final Major Site Plan approval.

Docket #33-21, Louis Iovino, 417 Elizabeth Street, Block 4053, Lot 13, Two-Unit Dwelling

It was moved by Mr. Liapes, seconded by Mr. Luppino and approved on a vote of 5-0 by members Liapes, Pacheco, Luppino, Hong and Sugarman to grant the applicant approval to construct a Two-Unit Dwelling.

Docket #34-21, Hemant & Sangita Prajapati, 502 Brinkerhoff Avenue, Block 1051, Lot 12, Roof Deck with Pergola Addition to Single Family Dwelling

It was moved by Ms. Hong, seconded by Mr. Pacheco and approved on a vote of 5-0 by members Liapes, Pacheco, Luppino, Hong and Sugarman to grant the applicant approval to construct a Roof Deck with Pergola to a Single-Family Dwelling.

Acceptance/Completeness

Docket #4-22, Kyung-ah Shin, 1526 Eleventh Street, Block 3753, Lot 4, Two Family Dwelling

It was moved by Mr. Luppino, seconded by Mr. Liapes and approved on a vote of 7-0 by members Liapes, Conway, Joh, Pacheco, Luppino, Hong and Sugarman to deem the application complete. Mr. Macri will call the Board Secretary for a hearing date.

Docket #5-22, Seung Yang & Chan Park, 1303 Palisade Avenue, Block 1955, Lot 8, Preliminary & Final Major Site Plan – Mixed Use – Commercial Offices & Residential

Chairman Sugarman stated this completeness application is carried to the meeting of February 22, 2022.

Extension of Time Approval

Docket #8-19, M&J 730, LLC, 1629 Parker Avenue & 1624 Palisade Avenue, Block 4351, Lots 6 & 11, Extension of Time-Preliminary & Final Major Site Plan-Two-Story, Mixed Use Shopping Center

It was moved by Mr. Conway, seconded by Mr. Luppino and approved on a vote of 6-0 by members Liapes, Conway, Pacheco, Luppino, Hong and Sugarman to grant the Extension of Time approval until January 26, 2023. Mr. Joh recused himself from this application.

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Docket #9-20, 514 Main Street Fort Lee, LLC, 514 Main Street, Blck 3655, Lot 3, Extension of Time-Preliminary & Final Major Site Plan – Five (5) Story, Self-Storage Facility

It was moved by Mr. Joh, seconded by Mr. Liapes and approved on a vote of 7-0 by members Liapes, Conway, Joh, Pacheco, Luppino, Hong and Sugarman to grant the Extension of Time approval until March 26, 2023.

Public Hearings

Docket #31-21, PS Atlantic Coast, LLC, 504 Jane Street, Block 3651, Lot 3, Façade & Signage – Self-Storage Facility

Mrs. Federico stated this application was bi-furcated on January 18, 2022. This signage application is for one internally illuminated sign on the front as well as two non-illuminated signs. The façade colors are consistent with the national brand. We reduced the size of the signage letters to 24 inches. The sign and façade committee letter dated February 8, 2022 was read into the record stating their approval. The orange color on the façade has been reduced significantly on the north, south and west sides of the building. This color has been replaced with a neutral grey and brown colors.

Justin McCarthy, 300 North Field Street, Dallas, Texas was sworn in as a fact witness and his credentials accepted by Chairman Sugarman.

Mr. McCarthy stated he prepared the plans. The revised plans were shown on the screen. He stated we removed the orange brand color on three sides. The east elevation is facing the C2 zone along Jane Street, it includes the orange color.

The site plan dated November 4, 2021 prepared by Matt Clark was shown on the screen to show the zones in the area. 75% of the orange color has been removed from this project.

Chairman Sugarman asked for questions from the Board.

Mr. Luppino stated the orange on the east side, how large is that section?

Mr. McCarthy stated is it 105 feet long.

The “Public Storage” sign plan dated February 4, 2022 was shown on the screen.

Chairman Sugarman asked for questions from the public.

Marios Hatzikyriakou, 500 Jane Street, Fort Lee asked amount minimizing the orange color on the east elevation.

Mr. McCarthy stated the applicant and I discussed this at length and felt this was most appropriate and balanced. We are not requesting a variance for this. It is 30 feet wide by 10 feet

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tall.

Larry Patierno, Service Pro, Marlboro, NJ was sworn in as a fact witness and his credentials accepted by Chairman Sugarman.

Mr. Patierno stated he is familiar with the sign plans. Imagine National Signs plan dated January 28, 2022 was shown on the screen. The east elevation sign is internally illuminated, it states "Public Storage."

Exhibit A1-revised sign plan with 24 inch lettering.

Mr. Patierno discussed how the sign is installed.

Mrs. Federico stated the sign will be off from 11PM until 6 AM, it will be on a timer. The vinyl signs were shown on the screen.

Chairman Sugarman asked for questions from the Board.

Mr. Juzmeski asked about the zoning schedule – 33" x 22 ½, we need an updated plan and zoning schedule.

Mrs. Federico stated we will provide this. A dimmer will also be installed.

Chairman Sugarman asked for questions from the public.

Marios Hatzikyriakou stated regarding the hours of operation of the sign – the town ordinance stated the signs can only be lit when the business is open. The sign will be on later than the time of the business closing. The light from the sign faces my bedroom.

Mrs. Federico stated we will comply with the Borough code and work with the neighbors.

Marios Hatzikyriakou the size of the letters has been reduced, has the applicant given any consideration to reducing them more?

Exhibit A2-10-inch letters on the sign were shown on the screen and cannot be seen on the building because they are so small.

Mrs. Federico stated this sign faces the C2 zone. It's on the 5th floor, it's not in direct eye view. It's consistent with other lettering for this brand. We will work with the neighbors.

Marios Hatzikyriakou stated this is a residential area and the lights go down and shine into our bedroom.

Mrs. Federico stated we will comply with the Borough code.

Mr. Juzmeski stated the Borough code states the signs can be on one half hour before opening

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and one-half hour after closing.

Chairman Sugarman asked for questions from the public.

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

Mr. Spatz stated the variances required for this application relate to the number of signs, the installation height, window signs, and sign area. The lettering is being reduced from 36 inches to 24 inches. This building is in an industrial zone. The signs are designed for a commercial business. There's a need for the directional signage. The lighting has been addressed and will meet the Borough ordinance.

Chairman Sugarman asked for questions from the Board.

Chairman Sugarman asked for questions from the public.

Chairman Sugarman asked if anyone from the public would like to come up, be sworn and testify on the application.

Marios Hatzikyriakou, 500 Jane Street, Fort Lee stated thank you to the applicant for reducing the amount of orange on the building. The front color is still excessive. 105 feet by 35 feet is the size of the front of the building where the orange color is. I'd like to ask the applicant to consider reducing this. Jane Street is a dead-end street and there are residential homes there. I think there are alternatives – reduce the color to between the windows. 24-inch letters are still excessive. Thank you to the applicant, I look forward to being neighbors and I hope we can strike a balance.

Chairman Sugarman the applicant has attempted to reduce the color and size. They have gone out of their way to accommodate the neighbors.

Mr. Mariniello stated just to be clear, this approval is on the original application for the façade and signage.

It was moved by Mr. Pacheco seconded by Mr. Joh and passed on a vote of 7-0 by members Liapes, Conway, Joh, Pacheco, Luppino, Hong and Sugarman to grant the applicant approval for the Façade and Signage.

Docket #1-22, Oak Tree Fort Lee, LLC, 2024 Center Avenue, Block 4751, Lot 30, Minor Site Plan – Signage

Mr. Macri stated the applicant is renovating the building and seeking approval for signage for the tenants.

Andrew Yang, FI Sign, 270 North Street, Teterbor was sworn in as a fact witness and his

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credentials accepted by Chairman Sugarman.

Mr. Yang stated seven signs are proposed, two of them are the same – front and rear. The sign stating “Oak Tree” was shown on the screen, it is 18 feet by 9.11 inches. There are five other signs for the tenants. They are 10 inches tall and different widths. All of them conform to the square footage restriction. The signs for the tenants are Saigon Kitchen, Sunmerry Bakery Cafe, Du-Ri Catering, Lulu Lash & Nails and Gelato. We will comply with the Borough Ordinance.

Chairman Sugarman asked for questions from the Board.

Chairman Sugarman asked for questions from the public.

Chairman Sugarman asked if anyone from the public would like to come up, be sworn and testify on the application.

It was moved by Mr. Liapes, seconded by Mr. Luppino and passed on a vote of 7-0 by members Liapes, Conway, Joh, Pacheco, Luppino, Hong and Sugarman to grant the applicant Minor Site Plan approval for Signage.

Docket #2-22, Bishoy Doss, 2181 Linwood Avenue, Block 5852, Lot 13, Two Unit Dwelling

Mr. Macri stated we are here tonight seeking approval to construct a two-unit dwelling.

Steven Koestner, Engineer, 61 Hudson Street, Hackensack was sworn in and his credentials accepted by Chairman Sugarman.

Mr. Koestner showed the proposal on the screen. The property is in the one and two-family zone. There are several variances being requested. There is a 2 ½ story brick structure on the property to be removed. The application is for a three-story building. Trench drains will be installed. Landscaping will be installed along the property line and in the center of the driveway. Mr. Koestner stated the applicant will comply with the Neglia report dated February 3, 2022.

Chairman Sugarman asked for questions from the Board.

Mr. Juzmeski asked if any trees will be removed.

Mr. Koestner stated no.

Mr. Juzmeski asked if there will be landscaping on the sides and rear?

Mr. Koestner stated we suggest small shrubs and a tree or two in the rear. The property can't support too many trees.

Mr. Juzmeski suggests shrubs that are a minimum of 5-6 feet tall on the sides as a buffer.

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Mr. Koestner stated we will provide a landscaping plan to the Borough Engineer for his approval.

Chairman Sugarman asked for questions from the Board.

Chairman Sugarman asked for questions from the public.

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

Sheet A1-The proposal was shown on the screen. It is for a side by side two-family, three story home with a modern design. The staircases will be on the front sides. The home will be all brick with panels for the bay windows made of synthetic wood and oversized garage doors. The exterior lighting is shown on the plan.

Sheet A2-floor plans - This is a three-level configuration on each side. The proposed dwelling consists of one garage, a utility room, closet, recreation room, and powder room in the basement. This will be a mirror image on each side.

The main first floor will have a living room, dining room, kitchen, family area, powder room, staircase and coat closet.

The second floor consists of a master bedroom with ensuite bathroom, two closets, two bedrooms that share a bathroom, linen closet and laundry area.

Chairman Sugarman asked for questions from the Board.

Chairman Sugarman asked for questions from the public.

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

Exhibit A1-Photo Board of Site and Surrounding Area

Top left-subject property

Top right-to the right, two-family shown under construction

Bottom left-to the left, shows newer two-family

Bottom right-across the street, two-family home

Mr. Spatz stated there are a number of two-family homes in the area. They are permitted in the zone. We require several C and D variances. The property can accommodate the increased FAR. All drainage will be contained on site. Parking will be provided on site. The surrounding homes are the same height. This proposal is consistent with the neighborhood. We exceed the building coverage by 243 square feet.

Chairman Sugarman asked for questions from the Board.

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Chairman Sugarman asked for questions from the public.

Chairman Sugarman asked if anyone from the public would like to come up, be sworn and testify on the application.

It was moved by Mr. Joh seconded by Mr. Pacheco and passed on a vote of 7-0 by members Liapes, Conway, Joh, Pacheco, Luppino, Hong and Sugarman to grant the applicant approval to construct a Two Unit Dwelling.

ADJOURNMENT

It was moved by Mr. Conway, seconded by Mr. Pacheco to adjourn the meeting at 9:05 p.m.

Respectfully submitted,

Linda Garofalo

Linda Garofalo
Recording Secretary