

FORT LEE BOARD OF ADJUSTMENT

March 22, 2022

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

Absent:

Also Present: J. Bonica, Esq., D. Juzmeski, Neglia Eng.

Chairman Sugarman called the meeting to order at 7:32 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 March 9, 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.

Approval of Minutes

It was moved by Mr. Nitti, seconded by Mr. Liapes, and passed on a vote of 4-0 by members Liapes, Nitti, Pacheco and Sugarman to approve the minutes of the meeting of March 8, 2022.

Acceptance/Completeness

Docket # 10-22, Jeongwon Kim, 279 Tremont Avenue, Block 2455, Lot 17, Renovation and Expansion of Single Family

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

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Docket #11-22, Kin Wai Ng & Chow Yue Chiu, 289 Slocum Way, Block 3952, Lot 7, Two Family Dwelling

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

Public Hearings

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

Mr. Macri stated the applicant plans to convert the existing one-family dwelling to a two-family dwelling. They do not plan to construct any improvements to the property.

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

Mr. Cocoros stated there are two sheets A1 and A2, last revised January 10, 2022. The property is located on the dead end portion of Eleventh Street. The building is 1950's vintage and in the R3 zone.

Sheet A2-floor plans-left side on the first floor has a two-car garage, living room, kitchen, two bedrooms, a full bathroom and closets. The second floor of the dwelling has a living room, kitchen, eating area, two bedrooms, two full bathrooms and closets. The interior is in good shape.

Chairman Sugarman asked for questions from the Board.

Chairman Sugarman asked for questions from the public.

Rosa Martire, co-owner of next door, 1530 Eleventh Street stated on the survey on the north side there is a shed which is an encroachment on our property by one foot or more. I'd like to make sure that the encroachment gets corrected. What are you going to do about the shed?

Mr. Cocoros stated this is the first time I am hearing this. It is encroaching.

Mr. Juzmeski stated the shed should be relocated, it is used for trash can collection.

Mr. Macri stated we will address this.

Chairman Quinn asked for questions from the public.

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

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Mr. Spatz stated this property is in a zone that permits two and three family homes. We are legalizing an existing two-family. There is one D variance for density. 3,000 square feet is required, 2,500 square feet is provided for each unit. There are pre-existing conditions. We are one parking space short. There is no new construction being proposed. I think the D variance can be supported. There is room for four parking spaces.

Chairman Sugarman asked for questions from the Board.

Chairman Sugarman asked for questions from the public.

Chairman Sugarman asked if any member of the public would like to come up, be sworn and testify on the application.

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

Mr. Conway and Mr. Tropea joined the meeting at 7:55 pm.

Docket #7-22, Bridgeway Homes, LLC, 274 McLoud Drive, Block 3152, Lot 2, Single Family Dwelling

Mr. Macri stated the applicant plans on demolishing the existing structure and replacing it with a new single-family home.

Steven Collazuol, Engineer, 1610 Center Avenue, Fort Lee was sworn in and his credentials accepted by Chairman Sugarman.

Mr. Collazuol stated the plan on the screen shows the site. The property is in the R2 zone, it is 50 x 100. The site survey was shown and it shows the existing dwelling. This site is surrounded by fences and hedges. There is storm drainage.

Sheet 2-grading-the one-family home is shaded, as shown. The building setback is 17.5 feet to the front porch. There is 5.6" on each side. The garages are in the front. Two AC units to be installed in the back right side of the building.

Landscaping plan-boxwoods will be planted on the right side and one purple pony plum in the corner. One tree to be removed and one planted.

Chairman Sugarman stated for every tree removed one is to be planted.

Mr. Collazuol stated yes, we agree to this.

Mr. Macri asked if the March 16, 2022 Neglia report was reviewed.

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Mr. Collazuol stated yes, and in response to the comment about AC screening, we will comply. Also, comment 7.4, we will reroute the runoff after the soil test. The roof water will go to the front. Mr. Cocoros will discuss this.

Comment 7.8 drains in the rear, this is acceptable.

Mr. Juzmeski stated comment 7.4 regarding drains, I have no issues and the screening comment is acceptable.

Comment 7.8 we don't want to see wall drainage to any adjacent properties.

Mr. Collazuol stated this is acceptable.

Chairman Sugarman asked for questions from the Board.

Chairman Sugarman asked for questions from the public.

Mr. Macri asked Mr. Jusmeski if comment 10.2 in his report could be removed regarding Performance and Maintenance bonds.

Mr. Juzmeski stated I have no issue with removing this comment.

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

Mr. Cocoros stated we are proposing a side hall one-family dwelling. The driveway is higher than the sidewalk level. There are some retaining walls. There is a deep basement. This is a three-story building.

The proposed dwelling consists of a two-car garage, home office, home theater, recreation room, utility room, half bath, trash area and storage areas on the basement floor. The first floor proposal is for a family room, kitchen, dining room, living room, home office, powder room, bathroom and closets. The second floor will have 4 bedrooms, 2 walk-in closets, 4 bathrooms and a laundry room. The AC units will be screened. There will be custom arches on top of the windows in the front also.

Lights will be at the entry and at the french doors. Two lights will be installed at the bay window and above the sliding glass doors. LED lights will be inside the trash area.

Chairman Sugarman asked for questions from the Board.

Mr. Juzmeski stated the garage door opening is 18 feet, can the driveway width be reduced to 20 feet?

Mr. Cocoros stated yes, we can do this.

Chairman Sugarman asked for questions from the public.

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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, single family home

Top right-to the right

Bottom left-to the left, single family home

Bottom right-to the right

Mr. Spatz stated there are two variances – FAR and height. There is a C variance for yard dimensions and coverage. This is a single-family residence in a single-family zone. FAR – the property can support the proposal. Drainage improvements are proposed. The height is only slightly over what is permitted in the zone. The setbacks are similar to the surrounding area and what currently exists. There is nothing substantially negative. I believe the variance can be granted.

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. Nitti, seconded by Mr. Pacheco and passed on a vote of 7-0 by members Liapes, Nitti, Conway, Joh, Tropea, Pacheco and Sugarman to grant the applicant approval to construct a Single-Family Dwelling.

Docket #8-22, Kelly Cooper, 516 Bluff Road, Block 159, Lot 8, Single Family Dwelling

Mr. Macri stated the property currently is developed with a single-family dwelling. The applicant plans to construct a three story, one-family dwelling.

Steven Collazuol, Engineer, 1610 Center Avenue, Fort Lee was sworn in and his credentials accepted by Chairman Sugarman.

Mr. Collazuol stated the property is on the south side of Bluff Road. The site is in the R2 zone. It is 55 x 100 feet.

Sheet 7-the survey was shown

Sheet 2-site plan-the proposed dwelling is shown.

Grading sheet-limited changes to the site are proposed. Utilities will go to Bergen Boulevard – water, gas and sanitary sewer. Drainage calculations are shown. New sidewalks will be installed.

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Landscape plan-no trees are to be removed. Boxwoods will be planted in the rear, the hedge is to be removed. The hedge on the right will remain.

The Neglia report dated March 16, 2022 will be complied with.

Chairman Sugarman asked for questions from the Board.

Chairman Sugarman asked for questions from the public.

Raymond Virgona, Architect, 125 River Road, Edgewater was sworn in and his credentials accepted by Chairman Sugarman.

SK1-dated December 27, 2021, one page was shown on the screen. On the bottom right is the front elevation. There are three stories including an attic floor. The house has a roof deck. The setbacks are conforming. The building conforms but the setback is taken from the roof projections.

On the basement floor there is an exercise room, guest room/office, recreation room, bathroom and storage. The first floor proposal is for a two-car garage, kitchen, living room, powder room and closet. The second floor has 4 bedrooms, 3 bathrooms, a laundry room and walk-in closets. The attic will consist of a lounge, powder room and roof deck with sliding glass doors.

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-existing structure looking from Bluff

Top right-side of structure from Bergen Blvd.

Bottom left-to the right

Bottom right-across the street, newer single-family home

Mr. Spatz stated one D1 variance is required for FAR and C variances are needed for setbacks. The site can support the FAR. We are replacing a single-family home with a single family home. The building meets the setback limitations. Bulk variances – the building meets the setbacks, it's the projections that require a variance. We are 2 ½ feet above what is permitted in height. The building appears to be 2 ½ stories. We are in character with the surrounding land uses. We have a conforming amount of parking.

Chairman Sugarman asked for questions from the Board.

Chairman Sugarman asked for questions from the public.

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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. Conway, seconded by Mr. Liapes and passed on a vote of 7-0 by members Liapes, Nitti, Conway, Joh, Tropea, Pacheco and Sugarman to grant the applicant approval to construct a Single Family Dwelling.

Chairman Sugarman stated the next meeting is on April 12, 2022 and will be in person.

ADJOURNMENT

It was moved by Mr. Joh, seconded by Mr. Liapes to adjourn the meeting at 8:55 p.m.

Respectfully submitted,

Linda Garofalo

Linda Garofalo
Recording Secretary