

# **FORT LEE BOARD OF ADJUSTMENT**

**April 12, 2022**

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

**Absent:** J. Luppino

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

Chairman Sugarman called the meeting to order at 7:32 p.m.

## **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.

## **Approval of Minutes**

It was moved by Mr. Nitti, seconded by Mr. Liapes, and passed on a vote of 8-0 by members Liapes, Nitti, Conway, Joh, Tropea, Pacheco, Hong and Sugarman to approve the minutes of the meeting of March 22, 2022.

## **Memorializations**

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

It was moved by Mr. Liapes, seconded by Mr. Pacheco and approved on a vote of 6-0 by members Liapes, Nitti, Joh, Pacheco, Hong and Sugarman to grant the applicant approval to construct a Two Family Dwelling.

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

It was moved by Mr. Liapes, seconded by Mr. Nitti and approved on a vote of 7-0 by members Liapes, Nitti, Conway, Joh, Tropea, Hong 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**

It was moved by Mr. Conway, seconded by Mr. Nitti and approved 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 that at the Planning Board yesterday they spoke about the size of plans being reduced to 11 x 17. One full size plan for the record and a full size final plan would be required. In addition, there would be a PDF available. I think it's a good idea. Chairman Sugarman asked the Board if there were any comments on this. The Board agreed it's a good idea. Chairman Sugarman asked if anyone had any objection to this change.

It was moved by Mr. Conway, seconded by Mr. Nitti and approved on a vote of 8-0 by members Liapes, Nitti, Conway, Joh, Tropea, Pacheco, Hong and Sugarman to approve the change of the size of plans when submitted.

**Public Hearing**

**Docket #9-22, 1079 Palisade Avenue, LLC, 1025 Anderson Avenue, Block 355, Lot 2, Two Unit Dwelling**

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

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

Mr. Cocoros stated the property is on the west side of Anderson Avenue. There is an existing two family dwelling on the property. There is a retaining wall in the rear. A cultec system is proposed to be installed in the front.

A1- A side by side two family dwelling is proposed with a four car driveway. There will be three levels and a high basement.

A2 – On the basement level there is a garage, recreation room, utility room, bathroom, home office and closets for each dwelling unit. The first floor is the living space and will consist of a living room, dining room, kitchen, eating area, family room, powder room and closet for each unit. The second floor is the bedroom level – four bedrooms are proposed, master bedroom with

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ensuite bathroom, three additional bedrooms, three bathrooms, closets and laundry rooms. This is an oversized lot.

Chairman Sugarman asked for questions from the Board.

Mr. Juzmeski stated the zoning table for the driveways states they are 18'.8" wide.

Mr. Cocoros stated they are 19 feet wide.

Chairman Sugarman asked for questions from the public.

Mr. Maradiga, 1011 Anderson Avenue stated there is a beautiful tree in the front. Will it be replaced?

Mr. Cocoros stated yes, we will be replanting a tree.

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, south

Bottom left-to the left

Bottom right-across the street

Mr. Spatz stated we are in the R2 zone, we require a use variance, FAR and building height variances. The two family homes in the area are on similar size lots. There is an older structure on the property. The property can support the increased building size. We have a conforming amount of parking on site. We are consistent with the neighborhood. The side and rear yard are the same as what currently exists on the property. Landscaping and buffers are being provided. The positive criteria is met.

Chairman Sugarman asked for questions from the Board.

Mr. Liapes asked how many two family homes are in the area?

Mr. Spatz stated there are a number of them on both sides of the street.

Chairman Sugarman asked for questions from the public.

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

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Mr. Liapes stated I will be voting yes but know that other two family home proposals will be coming in for approval.

Chairman Sugarman stated we are replacing a two family home with a two family home.

It was moved by Mr. Tropea, seconded by Mr. Conway and passed on a vote of 6-0 by members Liapes, Nitti, Conway, Tropea, Pacheco and Sugarman to grant the applicant approval to construct a Two Unit Dwelling. Mr. Joh abstained from the application.

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

Mr. Macri stated we currently have a two family home on the property and would like to build a two family home.

Steven Collazuol, Engineer, 1620 Center Street, Fort Lee was sworn in and his credentials accepted by Chairman Sugarman.

Mr. Collazuol stated this is an oversized lot. There's a wall across the front. The property is in the R2 zone. The site plan shows the house will be setback 24 feet. There is a planting strip proposed and generous landscaping. The fence will be replaced. The wall on the left side will be removed. There are no trees on site. Boxwoods to be planted. Mr. Collazuol has reviewed the Engineer's report and they will comply.

Chairman Sugarman asked for questions from the Board.

Mr. Juzmeski asked if the fence will be replaced.

Mr. Collazuol stated yes.

Chairman Sugarman asked for questions from the public.

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

Mr. Cocoros stated this is a side by side two family duplex. The property is slightly irregular in shape. There is a step in the driveway. The lighting fixtures are shown. This house was designed for the owner – on each side of the dwelling there is a two car garage, recreation room, full bathroom, laundry room, utility room and closet in the basement area. The first floor consists of a living room, dining room, kitchen, eating area, powder room and pantry. The second floor will have a master bedroom with two walk in closets, ensuite bathroom, three additional bedrooms with one ensuite bathroom, one shared bathroom, laundry area and linen closet. This is a custom designed home for the owner's needs. It fits in with the block.

Chairman Sugarman asked for questions from the Board.

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Mr. Joh asked about the side entrance. The Board was not concerned.

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 west

Bottom left-to the left, east

Bottom right-across the street

Mr. Spatz stated we are in the R2 zone. FAR, building height, side and rear yard setbacks, and lot area need variances. The property is well suited for what we are proposing. Our lot is larger than others on the block. The property is already a two family and can support the increase in FAR. We have a conforming amount of parking. The building height is shown and is consistent with the area. We meet the front yard setback. Side and rear yard setbacks require a variance because of the stairs. The drainage system will improve the conditions. The positive criteria is met.

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 in and testify on the application.

It was moved by Mr. Pacheco seconded by Mr. Tropea, 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 Two Family Dwelling.

**ADJOURNMENT**

It was moved by Mr. Liapes, seconded by Mr. Conway to adjourn the meeting at 8:17 p.m.

Respectfully submitted,

*Linda Garofalo*

Linda Garofalo  
Recording Secretary