

FORT LEE BOARD OF ADJUSTMENT

June 14, 2022

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

Absent: S. Tropea

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 2021. 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. 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 is a voting member this evening.

Approval of Minutes

It was moved by Mr. Liapes, seconded by Mr. Luppino, and passed on a vote of 6-0 by members Liapes, Conway, Joh, Pacheco, Luppino and Sugarman to approve the minutes of the meeting of May 24, 2022.

Memorializations

Docket #15-22, 2168 Mackay LLC, 2168 Mackay Avenue, Block 5951, Lot 11, Two Unit Dwelling

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

Acceptance/Completeness

Docket #17-22, Igor & Margarita Golden, 1009 Dearborn Road, Block 454, Lot 14, Single Family Dwelling

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

Docket #18-22, Unlmted Development, LLC, 1355 Fifteenth Street, Block 2251, Lot 3, Preliminary & Final Major Site Plan – 130 Unit Multi Family Building

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

Docket #19-22, Seung Rvong Lee, 1422 Fourteenth Street, Block 2251, Lot 10, Two Unit Dwelling

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

Public Hearings

Docket #32-21, Bhairavi Pandya, 256 Forest Road, Block 1953, Lot 1, Single Family Dwelling
(continued from the Public Hearing of April 26, 2022)

Chairman Sugarman stated this application is carried to the meeting of June 28, 2022. No further notice is necessary, time is waived for the Board to act.

Docket #14-22, Smile Building, LLC, 1440 Bergen Boulevard, Block 2752, Lot 8, Amended Preliminary & Final Major Site Plan – Expansion of Auto Body Repair Shop

Mr. Cereste stated in December of 2019, the applicant received approval to expand the building. They are looking for approval for a privacy wall. Speedway currently has a similar wall. There is mixed use in the area and there will be no impact on the west side. The five bays will face Bergen Boulevard.

Chairman Sugarman asked if granted approval for this wall will it eliminate litigation?

Mr. Cereste stated yes.

Mr. Cereste stated there are four exhibits:

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Exhibits:

A1-Site Plan of Michael Hubschmann dated October 8, 2018, revised February 15, 2022

A2-Photograph of 1440 Bergen Boulevard, Fort Lee, NJ with building and height details prepared by Michael Hubschmann

A3-Photograph of 10 foot fence at 1440 Bergen Boulevard, Fort Lee, NJ (applicant's property)

A4-Photograph of Speedway masonry fence, 12 feet in height, located north of applicant's property.

Michael Hubschmann, Engineer, 263 S. Washington Avenue, Bergenfield was sworn in and his credentials accepted by Chairman Sugarman.

Mr. Hubschmann stated there are no changes to this site plan except for some landscaping. A 15 ½ foot wall is now being proposed. Westgate has a five foot wall and five foot fence. This wall would be on the easterly property line. The building to the right has the view blocked. The building is 82 feet. There will be green giant arborvitae on the sides.

Mr. Mariniello asked about the current Smile building existing wall.

Mr. Hubschmann stated there is a five foot wall in front of that.

Mr. Juzmeski stated there's a 2 ½ foot gap between the existing and proposed walls. Can stones or something be put in between the two walls?

Mr. Hubschmann stated yes, we will install something there.

Mr. Juzmeski asked can the applicant comply with my letter?

Mr. Hubschmann stated yes.

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. Luppino, seconded by Mr. Conway, and passed on a vote of 7-0 by members Liapes, Nitti, Conway, Joh, Pacheco, Luppino and Sugarman to grant the applicant Amended Preliminary & Final Major Site Plan approval – Expansion of Auto Body Repair Shop.

ADJOURNMENT

It was moved by Mr. Luppino, seconded by Mr. Conway to adjourn the meeting at 8:05 p.m.

Respectfully submitted,

Linda Garofalo

Linda Garofalo
Recording Secretary