

FORT LEE BOARD OF ADJUSTMENT

June 27, 2023

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

Absent: J. Luppino

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

Chairman Sugarman called the meeting to order at 7:36 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 2023.

Approval of Minutes

It was moved by Mr. Pacheco, seconded by Mr. Tropea and passed on a vote of 5-0 by members Liapes, Conway, Joh, Hong and Sugarman to approve the minutes of the meeting of June 13, 2023.

Memorialization

Docket #38-22, Y&K Realty Inc. & ZYST, LLC, 2205 & 2195 Route 4 East, Block 5552, Lots 7 & 8, Bifurcated Application – Use Variance

Chairman Sugarman stated this memorialization is carried to the meeting of July 11, 2023.

Docket #11-23, Hemant & Sangita Prajapati, 502 Brinkerhoff Avenue, Block 1051, Lot 12, Amended Building Height to Single Family Dwelling

It was moved by Mr. Conway, seconded by Ms. Hong and passed on a vote of 4-0 by members Liapes, Conway, Joh and Hong to grant the applicant approval to Amend the Building Height to a Single Family Dwelling.

Docket #13-23, Rock Solid Built, LLC, 410 Catherine Street, Block 4053, Lot 5, Preliminary & Final Major Site Plan – Three Unit Dwelling

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It was moved by Ms. Hong, seconded by Mr. Conway and passed on a vote of 5-0 by members Liapes, Conway, Joh, Hong and Sugarman to grant the applicant Preliminary & Final Major Site Plan approval.

Extension of Time Approval

Docket #21-20, Modus21, LLC, 1119 Palisade Avenue, Block 1351, Lot 21, Preliminary & Final Major Site Plan - Mixed Use – Brokerage Compliance Office with Residential

Mr. Cereste stated they received approval in September 2020. They have a demolition permit and the plans are complete. They are here tonight asking for an extension until March 26, 2024.

Chairman Sugarman asked for questions from the Board.

It was moved by Mr. Conway, 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 Extension of Time approval.

Public Hearing

Docket #18-21, 2130 Center Avenue, LLC, 2130 Center Avenue, Block 5952, Lot 1, Preliminary & Final Major Site Plan – 24 Unit Residential Building Over Parking (continued from the public hearing of May 9, 2023)

Jason Turvel stated the last time we were here, the Board gave us additional time for two issues. The first was for an Agreement from the Parking Authority. The second is to establish a drainage agreement.

These issues are not concluded. We'd like to come back after the issues are resolved. The application is withdrawn without prejudice.

Docket #30-22, 2365 Hud Terr, LLC, 2365 Hudson Terrace, Block 7160, Lot 3, Preliminary & Final Major Site Plan – 78 Unit Residential Building

Chairman Sugarman stated this application is carried to the meeting of July 11, 2023. The applicant will re-notice.

Docket #44-22, Kate Fazzini, 1655 Maple Street, Block 3558, Lot 9, Enclosed Deck for Single Family Dwelling

Chairman Sugarman stated this application is carried to the meeting of July 25, 2023. The applicant will re-notice.

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Docket #17-23, Marat Denenberg, 1090 Arcadian Way, Block 953, Lot 15, Window Well for Single Family Dwelling – Side Yard Setback Variance

Mr. Denenberg stated his Architect is here tonight.

Mr. Po Yi Wu, Architect, 656 Martense Avenue, Teaneck was sworn in and his credentials accepted by Chairman Sugarman.

Mr. Wu stated the window well is 50 feet away from the neighbor. There is an egress window well also. The well is modular. Drainage is proposed. There is landscaping around the well. The wells are 5' 6".

Chairman Sugarman asked for questions from the Board.

Chairman Sugarman asked for questions from the public.

Mr. Juzmeski stated you may need permission from the adjoining neighbor for the geo grid. Or, you could build a wall out of mega block.

Mr. Mariniello stated a condition of approval would be a temporary construction easement or build a wall system. Mr. Denenberg agrees to this and will consult with the Board's Engineer.

It was moved by Mr. Nitti, 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 Window Well at a Single Family Dwelling.

ADJOURNMENT

It was moved by Mr. Joh, seconded by Ms. Hong to adjourn the meeting at 7:53 p.m.

Respectfully submitted,

Linda Garofalo

Linda Garofalo
Recording Secretary