

FORT LEE BOARD OF ADJUSTMENT

July 12, 2022

Present: H. Liapes, D. Conway, H. Joh, S. Tropea, L. Pacheco, D. Sugarman

Absent: J. Nitti, J. Luppino, E. Hong

Also Present: J. Mariniello, Jr., Esq., B. Intindola, Neglia Eng.

Chairman Sugarman called the meeting to order at 7:33 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.

Approval of Minutes

It was moved by Mr. Liapes, seconded by Mr. Conway, and passed on a vote of 3-0 by members Liapes, Conway and Sugarman to approve the minutes of the meeting of June 28, 2022.

Memorializations

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

It was moved by Mr. Liapes, seconded by Mr. Conway, and approved on a vote of 4-0 by members Liapes, Conway, Tropea and Sugarman to grant the applicant approval to construct a Two-Family Dwelling.

Acceptance/Completeness

Docket #23-22, CD Developers, LLC, 199 Myrtle Avenue, Block 7056, Lot 1, Minor Subdivision & Preliminary & Final Site Plan – Three Unit Dwelling

It was moved by Mr. Tropea, seconded by Mr. Liapes and approved on a vote of 6-0 by members Liapes, Conway, Joh, Tropea, Pacheco and Sugarman to grant the application complete. Mr. Macri will call for a hearing date.

Public Hearings

Docket #12-09, Fort Lee A.C. Condominium Association, Inc., 2029 Lemoine Avenue, Block 14751, Lot 11, Amendment to Resolution – Preliminary & Final Major Site Plan – Office/Retail Club Development

Chairman Sugarman stated this application will be carried to the Public Hearing of July 26, 2022. No further notice is necessary, time is waived for the Board to act.

Docket #20-22, JJR Properties, LLC, 2400 Fifth Street, Block 7154, Lot 9, Two Unit Dwelling

Mr. Macri stated the applicant is here for approval for a three story, two-family dwelling on the property.

Mark Martins, Engineer, 55 Walnut Street, Norwood was sworn in and his credentials accepted by Chairman Sugarman.

Exhibit A1- colorized plans. This is a two-story brick and frame dwelling, walkways, driveway and a garage. We are proposing a new two-family dwelling. There is no existing drainage on the property. Chambers will be installed. The utilities will be underground wherever possible.

Landscape plan - Two trees are to be removed. A row of arborvitae will be planted in the rear. Azaleas and junipers will also be planted. A contribution to the Borough Tree Fund will be made as we are not replacing the trees.

Chairman Sugarman asked for questions from the Board.

Mr. Intindola asked what is the width of the driveways?

Mr. Martins stated 41.4”.

Mr. Intindola asked can you narrow them?

Mr. Martins stated the Architect will address this. We can probably cut them back.

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Chairman Sugarman asked for questions from the public.

Justin Demori, 2410 Fifth Street, Fort Lee stated this is a one-family and you are looking to construct a two-family. How tall will this be?

Mr. Martins stated the Architect will respond.

Mr. Demori asked will you be removing two trees?

Mr. Martins stated yes and we are planting arborvitae and additional plantings.

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.

Mr. Cocoros stated this is a three story, 6 over 6, two-family dwelling. There will be a two-car driveway in the front, the driveway can be 21 feet wide. The basement steps down from the garage level. A three bedroom configuration is proposed on each side, the height complies. The proposed dwelling consists of a home office, recreation room, powder room, utility room, four closets and a two car garage. The first floor will have a covered platform, living room, dining room, kitchen, four bedrooms, two bathrooms, five closets, laundry area and a wood deck. The second floor has an exterior balcony, four bedrooms, two bathrooms, six closets, laundry area and a wood deck.

Chairman Sugarman asked for questions from the board.

Chairman Sugarman asked for questions from the public.

Mr. Demori asked if this is a three or a two-family?

Mr. Cocoros stated this is a two-family home, the garage is being removed. The variances will be discussed by the Planner.

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 A2-Photo Board of Site and Surrounding area

Top left-subject property

Top right-looking from Myrtle

Bottom left-along Myrtle, showing two-family homes

Bottom right-opposite side of Myrtle, showing two-family homes

Mr. Spatz stated we are in the R3A zone, two-family homes are permitted. FAR, lot coverage, front yard, side yard and rear yard variances are required. There are several two-family homes

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on similar size lots in the area. There is an older structure on the property. The property can support the increased FAR. Additional landscaping is being provided along with drainage improvements. This is consistent with the neighborhood. We exceed building coverage by 446 square feet. The height is conforming. We are providing parking on the property.

Chairman Sugarman asked for questions from the board.
Chairman Sugarman asked for questions from the public.

Mr. Demori asked how many variances are there?

Mr. Spatz stated there are five variances.

Mr. Demori asked how does the tree replacement fund help my neighborhood?

Mr. Liapes stated the Mayor & Council can answer this.

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

Mr. Demori, 2410 Fifth Street, Fort Lee stated my family lives here for over 60 years. There used to be trees everywhere. There are oversized buildings now and it's disgusting. Fort Lee is turning into New York. Across the street we can't see the sunsets because the building is so big. I'm not happy with it.

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

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

ADJOURNMENT

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

Respectfully submitted,

Linda Garofalo

Linda Garofalo
Recording Secretary