

FORT LEE BOARD OF ADJUSTMENT

July 25, 2023

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

Absent: J. Nitti, J. Luppino

Present: K. Hartmann, Esq., D. Juzmeski, Neglia Eng.

Chairman Sugarman called the meeting to order at 7:30 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. Joh, seconded by Mr. Conway and passed on a vote of 6-0 by members Liapes, Conway, Joh, Tropea, Pacheco and Sugarman to approve the minutes of the meeting of July 11, 2023.

Memorialization

Docket #30-22, 2365 Hud Terr, LLC, 2354 Hudson Terrace, Block 7160, Lot 3, Preliminary & Final Major Site Plan – 78 Unit Residential Building

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

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

It was moved by Mr. Conway, seconded by Mr. Joh and passed on a vote of 4-0 by members Conway, Joh, Hong and Sugarman to grant the applicant Use Variance approval.

Docket #8-23, 1 Casper Lane, LLC, 1 Casper Lane, Block 3561, Lot 4, Two Unit Dwelling

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It was moved by Mr. Pacheco, seconded by Mr. Tropea 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.

Docket #15-23, W & R Home Builders, LLC, 2049 Ellery Avenue, Block 4452, Lot 13, Two Unit Dwelling

It was moved by Mr. Conway, seconded by Mr. Pacheco 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.

Docket #16-23, Martha Tsarpalas, 1607 Anderson Avenue, Block 4053, Lot 8, Two Unit Dwelling

It was moved by Mr. Joh, seconded by Mr. Tropea 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.

Acceptance/Completeness

Docket #21-23, 214 Columbia, LLC, 212-214 Columbia Avenue, Block 553, Lot 3, Preliminary & Final Major Site Plan – Three Unit Dwelling

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

Public Hearing

Docket #18-23, Phil Art Studios SCI Toef, Inc. 1605 Palisade Avenue, Block 4252, Lot 13, Amended Preliminary & Final Major Site Plan – Art Studio – Two Story Building Over Parking

Mr. Cereste stated this application was approved in May of 2020. We are seeking to modify the site plan and add a bicycle storage area and install a sidewalk. The trash area will be moved and have receptacles on each floor instead.

- A1-Architectural and site plan
- A2-photo
- A3-sidewalk and bicycle station

Hojoon Chung, Architect, 21 Grand Avenue, Palisades Park was sworn in and his credentials accepted by Chairman Sugarman.

Mr. Chung showed the ground floor plan on the easel. It includes parking spaces, trash area and

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bicycle storage. The proposal is to move the trash area to the second and third floor.

A3-shows an exit to the sidewalk. This is a second egress. The bicycle station is for 6 bicycles. The Neglia Engineering report was reviewed. The applicant will comply.

Chairman Sugarman asked for questions from the Board.

Mr. Juzmeski stated he spoke to the Fire Code Official and everything is in order.

Chairman Sugarman asked for questions from the public.

Mr. Cereste stated the prior application had the trash area which was a fire hazard. We removed the trash station to the interior.

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. Conway, seconded by Ms. Hong and passed on a vote of 7-0 by members Liapes, Conway, Joh, Tropea, Pacheco, Hong and Sugarman to grant the applicant Amended Preliminary & Final Major Site Plan approval.

ADJOURNMENT

It was moved by Mr. Joh, seconded by Ms. Hong to adjourn the meeting at 7:47 p.m.

Respectfully submitted,

Linda Garofalo

Linda Garofalo
Recording Secretary