

FORT LEE BOARD OF ADJUSTMENT

August 23, 2022

Present: H. Liapes, J. 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 7:34 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. Nitti, and passed on a vote of 6-0 by members Liapes, Nitti, Joh, Pacheco, Hong and Sugarman to approve the minutes of the meeting of August 9, 2022.

Memorializations

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 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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Acceptance/Completeness

Docket #25-22, 313 Henry Street, LLC, 281 Myrtle Avenue, Block 6959, Lot 16, Minor Subdivision & Two, Two-Unit Dwellings

It was moved by Mr. Pacheco, seconded by Mr. Joh and approved on a vote of 8-0 by members and Liapes, Nitti, Conway, Joh, Tropea, Pacheco, Hong and Sugarman to deem the application complete. Mr. Macri will call for a hearing date.

Docket #26-22, Marc Jusino & Yelena Alaverdov, 1003 Glen Road, Block 255, Lot 7, Addition to Single Family Dwelling

It was moved by Mr. Conway, seconded by Mr. Liapes and approved on a vote of 8-0 by members Liapes, Nitti, Conway, Joh, Tropea, Pacheco, Hong and Sugarman to deem the application complete. Mr. Macri will call for a hearing date.

Docket #27-22, Smadar Ben-Simhon, 811 Jassamine Way, Block 155, Lot 9, Two Unit Dwelling

It was moved by Mr. Nitti, seconded by Mr. Tropea and approved on a vote of 8-0 by members Liapes, Nitti, Conway, Joh, Tropea, Pacheco, Hong and Sugarman to deem the application complete. Mr. Macri will call for a hearing date.

Docket #28-22, Hillside, LLC, 466 Jane Street, Block 3654, Lot 5, Amended Preliminary & Final Major Site Plan – Three Unit Dwelling – Addition of Roof Top Decks

It was moved by Mr. Nitti, seconded by Mr. Liapes and approved on a vote of 8-0 by members Liapes, Nitti, Conway, Joh, Tropea, Pacheco, Hong and Sugarman to deem 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 is carried to the meeting of September 13, 2022. No further notice is necessary, time is waived for the Board to act.

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

Chairman Sugarman stated this application is carried to the meeting of September 13, 2022. No further notice is necessary, time is waived for the Board to act.

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

Mr. Zare Khorozian, Esquire stated there is an existing three-story house of worship on the site to be demolished. A 3 ½ story, three family dwelling is proposed. A subdivision of the existing lot into two proposed lots is also proposed.

Steven Collazuol, Engineer, 1610 Center Avenue, Fort Lee was sworn in and his credentials accepted by Chairman Sugarman.

Mr. Collazuol stated this site is in the C2 zone. The entrance to the garages are through 3rd Street. The retaining wall is to remain and a proposed wall to be built on the north side. The drainage system will take water from the back to the front.

Landscaping plan-there will be arborvitae planted along the back.

There is a fire hydrant at the corner. The bus stop is off site on the state highway.

Chairman Sugarman asked for questions from the Board.

Mr. Juzmeski stated there is no requirement for road widening at this time. This is a variance.

Chairman Sugarman asked for questions from the public.

Anthony Wu, 21 7th Street, Englewood Cliffs stated I own the property next door. He asked if the retaining wall would go to the front sidewalk?

Mr. Collazuol stated the property will be marked out. The entrance steps and back will remain.

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

Mr. Cocoros stated the proposal is to construct a new three story, three-unit dwelling. This is an all brick structure.

Sheet A2-the property goes up as heading towards 3rd Street.

There will be a two-car garage and driveway, recreation room, utility room, bathroom and closets on the basement floor. The first floor consists of a kitchen, home office, living room, dining room, family room, powder room and one closet. The second floor has three bedrooms, three bathrooms, four closets, and a laundry room in each unit. The third floor has a finished attic, one bathroom, one closet and a den. All units are the same.

Chairman Sugarman asked for questions from the Board.

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Mr. Juzmeski asked with the width limitations on 3rd Street, did you consider reducing the driveway widths?

Mr. Cocoros stated we need the 20 feet. On the end unit, we can go to 19.8”.

Chairman Sugarman asked for questions from the public.

Mr. Wu asked about the retaining wall.

Mr. Cocoros stated we share the wall. The developer will coordinate the construction of the new wall with Mr. Wu. They exchanged contact information.

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, convent building

Top right-looking from Myrtle

Bottom left-to the north, left, two-family home

Bottom right-across the street, apartments

Mr. Spatz stated we are in the C2 zone. We need use, FAR and building height variances. Also, three C variances for front, rear and side yard setbacks. The use is more consistent with the neighborhood. The property is larger than what is required. Drainage improvements are being made. The property is being graded to bring the height of the building down. The property can handle the additional FAR. Parking is being provided. A conforming amount of parking will be on site.

Chairman Sugarman asked for questions from the Board.

Mr. Juzmeski asked if Mr. Spatz reviewed his report.

Mr. Spatz stated yes and I reviewed it.

Chairman Sugarman asked for questions from the public.

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. Tropea, seconded by Mr. Conway, and passed on a vote of 7-0 by members Liapes, Nitti, Conway, Joh, Tropea, Pacheco and Sugarman to grant the applicant Minor Subdivision & Final Major Site Plan approval to construct a Three Unit Dwelling.

ADJOURNMENT

It was moved by Mr. Liapes, seconded by Mr. Nitti to adjourn the meeting at 8:22 p.m.

Respectfully submitted,

Linda Garofalo

Linda Garofalo
Recording Secretary