

# Borough of Fort Lee



Mayor  
MARK J. SOKOLICH

Borough Administrator  
ALFRED R. RESTAINO

Board Secretary  
CHRISTEN S. TRENTACOSTI

## **Planning Board - Zoning Board of Adjustment**

309 Main Street  
Fort Lee, New Jersey 07024-4799  
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Council  
JOSEPH L. CERVIERI, JR.  
BRYAN DRUMGOOLE  
ILA KASOFSKY  
HARVEY SOHMER  
PETER J. SUH  
PAUL K. YOON

## **FORT LEE BOARD OF ADJUSTMENT**

### **AGENDA FOR TUESDAY, APRIL 11, 2023 AT 7:30 P.M.**

**TO:** Zoning Board of Adjustment Members  
Evelyn Rosario, Borough Clerk  
Brian Ribarro, Construction Official/Zoning Officer  
Steven J. Curry, Fire Official  
Neglia Engineering Associates  
Bulletin Board, Borough Hall  
Record, Jersey Journal, Star Ledger, Spectrum, Fort Lee's Borough Website

**FROM:** Christen Trentacosti, Board Secretary

There will be a regular public meeting of the Zoning Board of Adjustment, Borough of Fort Lee on Tuesday, April 11, 2023 at 7:30 P.M. The meeting will be held in the Fort Lee Municipal Building, Council Chambers, 309 Main Street, Fort Lee, New Jersey.

1. Salute to the Flag
2. Roll call of members
3. Statement of meeting concerning compliance with the provisions of the "Sunshine Act"
4. Review and approval of minutes for the meeting of March 28, 2023

### **5. Memorializations**

**Docket #1-23**     **Brian Swatek & Alyssa Brignola**  
1164 Fifteenth Street  
**APPROVED**     Block 1055, Lot 6  
Addition to Single Family Dwelling

**Docket #5-23**     **1531 Eleventh LLC**  
1531 Eleventh Street  
**APPROVED**     Block 3752, Lot 13  
Two Unit Dwelling  
Marc D. Macri, Esq. is representing the applicant.

## Zoning Board of Adjustment – April 11, 2023 – Memorializations continued

**Docket #6-23 Dervo Developers II LLC**  
2185 Jones Road  
**APPROVED** Block 5451, Lot 4  
Amended Subdivision Approval  
Marc D. Macri, Esq. is representing the applicant.

**Docket #7-23 820 Kingsland Associates LLC**  
820 Kingsland Lane  
**APPROVED** Block 155, Lot 3  
Two Unit Dwelling  
Marc D. Macri, Esq. is representing the applicant.

### 6. Acceptance/Completeness

**Docket #11-23 Hemant & Sangita Prajapati**  
502 Brinkerhoff Avenue  
Block 10514, Lot 12  
Amended Building Height to Single Family Dwelling  
Yanexia Hermoso, Esq. is representing the applicant.

**Docket #12-23 The Gyro Project**  
2151 Lemoine Avenue  
Block 5952, Lot 11  
Signage  
Marc D. Macri, Esq. is representing the applicant.

**Docket #13-23 Rock Solid Built, LLC**  
410 Catherine Street  
Block 4053, Lot 5  
Preliminary & Final Major Site Plan - Three Unit Dwelling  
Marc D. Macri, Esq. is representing the applicant.

### 7. Public Hearings

**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  
Jason Tuvel, Esq. is representing the applicant.  
**(continued from the public hearing of October 11, 2022)**

**Docket #31-22 Gerald & Jilian Calabrese**  
262 Harmon Avenue  
Block 2356, Lot 4  
Pool & Rear Yard Landscape  
Marc D. Macri, Esq. is representing the applicant.

**Zoning Board of Adjustment – April 11, 2023 – Public Hearings continued**

**Docket #38-22 Y&K Realty Inc. & ZYST, LLC**

2205 & 2195 Route 4 East

Block 5552, Lots 7 & 8

Bifurcated Application – Use Variance

Stephen Sinisi, Esq. is representing the applicant.

**(continued from the public hearing of January 17, 2023)**

**8. New Business**

**9. Motion to Adjourn**