

# Borough of Fort Lee



Mayor  
MARK J. SOKOLICH

Borough Administrator  
ALFRED R. RESTAINO

Board Secretary  
CHRISTEN S. TRENTACOSTI

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

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PETER J. SUH  
PAUL K. YOON

## **FORT LEE BOARD OF ADJUSTMENT**

### **AGENDA FOR TUESDAY, MAY 12, 2020 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  
Phillips Preiss Grygiel Leheny Hughes LLC  
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, May 12, 2020 at 7:30 P.M.

The Borough of Fort Lee Zoning Board of Adjustment has made the following changes to the regularly scheduled Board Meeting of Tuesday, May 12, 2020 at 7:30 P.M. The meeting will be held remotely, by means of communication equipment. The foregoing Electronic Public Meeting is recommended due to the current situation involving the COVID-19 Virus and directives of State and County governments.

The meeting will be conducted using the Zoom operating system. To join the hearing via smart phone, computer or tablet, use the following web address:

<https://zoom.us/j/93551245144?pwd=OFJNNEY2N2wyRlpPVWNXVIIINSggyUT09>

The Meeting or Webinar identification (ID) is: **935 5124 5144** The Meeting Password is: **047308**

You do not need a computer to join, you can use your landline or cell phone to call in. Dial in using one of the numbers below, if you receive a busy signal, you may try any number on the list:

**+1 646 558 8656 US; +1 312 626 6799 US; +1 253 215 8782 US; +1 301 715 8592 US; +1 346 248 7799 US; +1 669 900 9128 US**

The Meeting or Webinar identification (ID) is: **935 5124 5144** The Meeting Password is: **047308**

## **Zoning Board of Adjustment – May 12, 2020 – continued**

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 10, 2020

### **5. Memorializations**

#### **Docket #35-19 Phil Art Studios SCI TOEFL Inc.**

1605 Palisade Avenue  
Block 4252, Lot 13

Preliminary & Final Major Site Plan – Art Studio - Two (2) -Story Building Over Parking  
Saverio V. Cereste, Esq. is representing the applicant.

#### **Docket #4-20 S&G Development, LLC**

321 Slocum Way  
Block 3952, Lot 10

Two Unit Dwelling  
Saverio V. Cereste, Esq. is representing the applicant.

#### **Docket #7-20 Aiyoung Nam**

2133-2135 Linwood Avenue  
Block 5153, Lot 2

Two-Family Driveway Expansion  
Saverio V. Cereste, Esq. is representing the applicant.

#### **Docket #8-20 Demetrios Stamboulos**

466 Jane Street  
Block 3654, Lot 5

Preliminary & Final Major Site Plan – Approved Three-Unit Dwelling – Site Plan Expiration  
Marc D. Macri, Esq. is representing the applicant.

### **6. Acceptance/Completeness**

#### **Docket #15-20 2289 Center, LLC**

2289 Center Avenue  
Block 6051, Lot 10

Preliminary & Final Major Site Plan – Three-Unit Dwelling  
Marc D. Macri, Esq. is representing the applicant.

#### **Docket #17-20 244 Washington Ave LLC**

244 Washington Avenue  
Block 7054, Lot 3

Two Unit Dwelling  
Marc D. Macri, Esq. is representing the applicant.

## **Zoning Board of Adjustment – May 12, 2020 – Acceptance/Completeness continued**

**Docket #18-20 319 Slocum LLC**  
319 Slocum Way  
Block 3952, Lot 9

Two Unit Dwelling

Marc D. Macri, Esq. is representing the applicant.

**Docket #19-20 CD Developers LLC**  
320 Slocum Way  
Block 3055, Lot 1

Two Unit Dwelling

Marc D. Macri, Esq. is representing the applicant.

**Docket #20-20 1630 Center, LLC**  
1630 Center Avenue  
Block 4152, Lot 3

Preliminary & Final Major Site Plan – Mixed Use – Law Office with Residential  
Saverio V. Cereste, Esq. is representing the applicant.

### **7. Public Hearings**

**Docket #34-19 2130 Center Avenue LLC**  
2130 Center Avenue  
Block 5952, Lot 1

Preliminary & Final Major Site Plan – 5-Story, 31-Unit Residential Building Over Parking  
Jason Tuvel, Esq. is representing the applicant.

**(continued from the Public Hearing of February 25, 2020)**

**THIS PUBLIC HEARING WILL BE CARRIED TO THE MEETING OF JUNE 9, 2020.**

**Docket #3-20 Redco Construction Corporation**  
2038 Hoefley's Lane  
Block 4951, Lot 5

Preliminary & Final Major Site Plan – Three Unit Dwelling

Saverio V. Cereste, Esq. is representing the applicant.

**THIS PUBLIC HEARING WILL BE CARRIED TO THE MEETING OF JUNE 9, 2020.**

**Docket #5-20 Post Management, LLC**  
504 Jane Street  
Block 3651, Lot 3

Preliminary & Final Major Site Plan – Five (5)-Story, Self-Storage Facility

Paul Kaufman, Esq. is representing the applicant.

**THIS PUBLIC HEARING WILL BE CARRIED TO THE MEETING OF JUNE 9, 2020.**

**Docket #6-20 HLC Development LLC**  
490-494 Jane Street  
Block 3653, Lots 2 & 3

Preliminary & Final Major Site Plan – Five Unit, Townhome Development

Saverio V. Cereste, Esq. is representing the applicant.

**THIS PUBLIC HEARING WILL BE CARRIED TO THE MEETING OF JUNE 9, 2020.**

**Zoning Board of Adjustment – May 12, 2020 – Public Hearings continued**

**Docket #9-20 514 Main Street Fort Lee, LLC**

514 Main Street  
Block 3655, Lot 3

Preliminary & Final Major Site Plan – Five (5)-Story, Self-Storage Facility

Saverio V. Cereste, Esq. is representing the applicant.

**THIS PUBLIC HEARING WILL BE CARRIED TO THE MEETING OF JUNE 9, 2020.**

**Docket #10-20 2200 Mackay LLC**

2200 Mackay Avenue  
Block 5951, Lot 14

Two Unit Dwelling

Marc D. Macri, Esq. is representing the applicant.

**THIS PUBLIC HEARING WILL BE CARRIED TO THE MEETING OF JUNE 9, 2020.**

**Docket #14-20 JZS Developers, LLC**

258 Tom Hunter Road  
Block 3956, Lot 8

Two Unit Dwelling

Marc D. Macri, Esq. is representing the applicant.

**8. New Business**

**9. Motion to Adjourn**