

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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Council
JOSEPH L. CERVIERI, JR.
ILA KASOFSKY
MICHAEL SARGENTI
HARVEY SOHMER
PETER J. SUH
PAUL K. YOON

FORT LEE BOARD OF ADJUSTMENT

AGENDA FOR TUESDAY, MAY 14, 2019 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
Edward Mignone, Borough Engineer
Phillips Preiss Grygiel Leheny Hughes LLC
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 14, 2019 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 April 23, 2019
5. **Memorializations**

Docket #1-19 Ballente Realty
2073 Fletcher Avenue & 2050 Edwin Avenue

APPROVED Block 4455 & 4456, Lots 2 & 2
Amended Preliminary & Final Major Site Plan – 4 Unit Dwelling & Auxiliary Parking Lot
Richard Hubschman, Esq. is representing the applicant.

Docket #2-19 HLC Development, LLC
1629-1635 John Street

APPROVED Block 3653, Lots 4 & 5
Minor Subdivision & Two (2), Two-Unit Dwellings
Saverio V. Cereste, Esq. is representing the applicant.

Zoning Board of Adjustment – May 14, 2019 – continued

6. Acceptance/Completeness

Docket #3-19 ARS Architectural; Design & Trade LLC

1637 Maple Street
Block 3554, Lot 3

Two-Unit Dwelling

Kimberly Glatt, Esq. is representing the applicant.

Docket #15-19 Juanita Geronimo

1025 Palisade Avenue
Block 555, Lot 10

Preliminary & Final Major Site Plan – Conversion of Third Floor of a Single-Family Home to Office Use and Signage

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

Docket #16-19 Sephardic Congregation of Fort Lee Inc.

313 Tom Hunter Road
Block 3951, Lot 7

Preliminary & Final Major Site Plan – Expansion of Basement & Second Floor

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

7. Public Hearings

Docket #8-19 M&J 730 LLC

1629 Parker Avenue &
1624 Palisade Avenue
Block 4351, Lots 6 & 11

Preliminary & Final Major Site Plan – Three (3) Story Mixed Use Shopping Center

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

(continued from the Public Hearing of April 9, 2019)

Docket #9-19 GPC Homes, LLC

1138 Fourteenth Street
Block 1051, Lot 9

Amendment to Two-Unit Dwelling Approval

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

(continued from the Public Hearing of April 9, 2019)

Docket #10-19 GPC Homes, LLC

1144 Fourteenth Street
Block 1051, Lot 10

Amendment to Two-Unit Dwelling Approval

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

(continued from the Public Hearing of April 9, 2019)

Docket #11-19 Han Kim & Yung Kim

2408 Hammett Avenue

Block 6959, Lot 19

Preliminary & Final Major Site Plan – Three-Unit Dwelling

Carmine Alampi, Esq. is representing the applicant.

Docket #13-19 2148 Linwood LLC

260 Myrtle Avenue

Block 6755, Lot 9

Two Unit Dwelling

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

8. New Business

9. Motion to Adjourn