

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
(201) 592-3500, Ext. 1009
Fax (201) 585-0712
Email: c-trentacosti@fortleenj.org

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 26, 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 26, 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 26, 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/94431063592?pwd=MGYzWVcrTVBtU3BkWFZQXjRlpCUT09>

The Meeting or Webinar identification (ID) is: **944 3106 3592** The Meeting Password is: **864967**

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: **944 3106 3592** The Meeting Password is: **864967**

Zoning Board of Adjustment – May 26, 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 May 12, 2020

5. Memorializations

Docket #4-20 S&G Development, LLC

321 Slocum Way

APPROVED Block 3952, Lot 10

Two Unit Dwelling

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

Docket #14-20 JZS Developers, LLC

258 Tom Hunter Road

APPROVED Block 3956, Lot 8

Two Unit Dwelling

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

6. Acceptance/Completeness

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.

Docket #21-20 Modul21, LLC

1119 Palisade Avenue

Block 1351, Lot 21

Preliminary & Final Major Site Plan – Mixed Use – Brokerage Compliance Office with Residential

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

Docket #22-20 JZS Developers, LLC

2336 Short Street

Block 6753, Lot 5

Two Unit Dwelling

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

Docket #23-20 Philip S. Chou

427 Westview Place

Block 6651, Lot 7

Two Unit Dwelling

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

Zoning Board of Adjustment – May 26, 2020 – continued

7. Extension of Time/Site Plan Approval

Docket #7-15 George Khorozian & Raffi Khorozian
330 Wilson Avenue
Block 6055, Lot 1

Two Unit Dwelling

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

Docket #18-16 Kaufer Lane Associates LLC
1636 & 1640 Kaufer Lane
55, 51, 47, 41 Main Street
Block 4355, Lots 11, 12, 20, 21, 22 and 23

Preliminary/Final Major Site Plan – Eleven-Story, 203-Unit Residential Building

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

Docket #35-18 1521 12th Street LLC
1521 Twelfth Street
Block 3753, Lot 16

Two Unit Dwelling

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

8. New Business

9. Motion to Adjourn