

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
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HARVEY SOHMER
PETER J. SUH
PAUL K. YOON

FORT LEE BOARD OF ADJUSTMENT

AGENDA FOR TUESDAY, JUNE 8, 2021 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 remote regular public meeting of the Zoning Board of Adjustment, Borough of Fort Lee on Tuesday, June 8, 2021 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, June 8, 2021 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/97085335875?pwd=M0t0VEFIS3BSalhRVDVfV0o3YjJBZz09>

The Meeting or Webinar identification (ID) is: **970 8533 5875** The Meeting Password is: **399634**

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: **970 8533 5875** The Meeting Password is: **399634**

Zoning Board of Adjustment – June 8, 2021 – 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 25, 2021

5. Memorializations

Docket #2-19 HLC Development, LLC

1629-1635 John Street

APPROVED Block 3653, Lots 4 & 5

Extension of Time – Minor Subdivision & Two (2) Two Unit Dwellings
Saverio Cereste, Esq. is representing the applicant.

Docket #8-19 M&J 730, LLC

1629 Parker Avenue & 1624 Palisade Avenue

APPROVED Block 4351, Lots 6 & 11

Extension of Time–Preliminary&Final Major Site Plan–Two-Story, Mixed-Use Shopping Center
Saverio Cereste, Esq. is representing the applicant.

Docket #12-21 A&I Realty, LLC

825 Palisade Avenue & 2 Cumbermeade Road

APPROVED Blocks 553 & 552, Lots 6 & 33

Preliminary & Final Major Site Plan – Conversion of Office Space to a Residential Unit
Saverio V. Cereste, Esq. is representing the applicant.

Docket #15-21 JZS Developers LLC

1429 Anderson Avenue

APPROVED Block 2252, Lot 10

Two Unit Dwelling

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

Docket #16-21 2239 Center Avenue LLC

2239 Center Avenue

APPROVED Block 6053, Lot 9

Two Unit Dwelling

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

6. Acceptance/Completeness

Docket #20-21 Aniello Lotito

211 Slocum way

Block 3956, Lot 27

Two Unit Dwelling

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

Zoning Board of Adjustment – June 8, 2021 – Public Hearings

7. Public Hearings

Docket #10-21 Electrify America

154 Main Street
Block 4351, Lots 3 & 12

Minor Site Plan – Electric Vehicle Charging Station

Michael Lavigne, Esq. is representing the applicant.

(continued from the Public Hearing of May 11, 2021)

Docket #5-21 2053 Fletcher Associates, LLC

2053 Fletcher Avenue
Block 4458, Lot 2

Preliminary & Final Major Site Plan – Eight Unit Apartment Building

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

(continued from the Public Hearing of April 27, 2021)

Docket #11-21 2450 Lemoine Realty, LLC

187 Washington Avenue
Block 7151, Lot 1

Preliminary & Final Major Site Plan – Conversion of Second Floor to Two (2) Residential Units

Nicholas G. Sekas, Esq. is representing the applicant.

8. New Business

9. Motion to Adjourn