

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.
BRYAN DRUMGOOLE
ILA KASOFSKY
HARVEY SOHMER
PETER J. SUH
PAUL K. YOON

FORT LEE BOARD OF ADJUSTMENT

AGENDA FOR TUESDAY, JUNE 13, 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, June 13, 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 May 23, 2023

5. Memorializations

Docket #14-23 Andreas & Susan Meyer
431 Jane Street

APPROVED Block 4057, Lot 13
Addition to Single Family Dwelling
Saverio V. Cereste, Esq. is representing the applicant.

Zoning Board of Adjustment – June 13, 2023 – continued

6. Acceptance/Completeness

Docket #18-23 Phil Art Studios SCI TOEF, Inc.

1605 Palisade Avenue
Block 4252, Lot 13

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

7. Public Hearings

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 April 11, 2023)

Docket #8-23 1 Casper Lane LLC

1 Casper Lane
Block 3561, Lot 4

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

Docket #11-23 Hemant & Sangita Prajapati

502 Brinkerhoff Avenue
Block 1051, Lot 12

Amended Building Height to Single Family Dwelling
Yanexia Hermoso, 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.

8. New Business

9. Motion to Adjourn