

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, JULY 11, 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, July 11, 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 June 27, 2023
5. **Memorializations**

Docket #21-20 Modus21, LLC
1119 Palisade Avenue

APPROVED Block 1351, Lot 21
Extension of Time - Preliminary & Final Major Site Plan – Mixed Use – Brokerage
Compliance Office with Residential
Saverio V. Cereste, Esq. is representing the applicant.

Docket #38-22 Y&K Realty Inc. & ZYST, LLC
2205 & 2195 Route 4 East

APPROVED Block 5552, Lots 7 & 8
Bifurcated Application – Use Variance
Stephen Sinisi, Esq. is representing the applicant.

Zoning Board of Adjustment – July 11, 2023 – Memorializations continued

Docket #17-23 Marat Denenberg
1090 Arcadian Way
APPROVED Block 953, Lot 15
Window Well for Single Family – Side Yard Setback Variance

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.

Docket #19-23 136 Myrtle Avenue, LLC
136 Myrtle Avenue
Block 6855, Lot 1
Preliminary & Final Major Site Plan – Four Unit Dwelling
Marc D. Macri, Esq. is representing the applicant.

Docket #20-23 1180 14th Street, LLC
1180 Fourteenth Street
Block 1054, Lot 5
Two Unit Dwelling
Marc D. Macri, Esq. is representing the applicant.

7. Public Hearings

Docket #30-22 2365 Hud Terr, LLC
2365 Hudson Terrace
Block 7160, Lot 3
Preliminary & Final Major Site Plan – 78-Unit Residential Building
Marc D. Macri, Esq. is representing the applicant.

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.
(continued from the public hearing of June 13, 2023)

Docket #15-23 W&R Home Builders LLC
2049 Ellery Avenue
Block 4452, Lot 13
Two Unit Dwelling
Marc D. Macri, Esq. is representing the applicant.

Zoning Board of Adjustment – July 11, 2023 – Public Hearings continued

Docket #16-23 Martha Tsarpalas

1607 Anderson Avenue

Block 4053, Lot 8

Two Unit Dwelling

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

8. New Business

9. Motion to Adjourn