

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, JULY 23, 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, July 23, 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 July 9, 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 #14-19 Robert Place Realty, LLC

1545 Route 46 West

APPROVED Block 2651, Lot 2

Preliminary & Final Major Site Plan – 105 Unit, Assisted Living Building

Paul Kaufman, Esq. is representing the applicant.

Docket #8-19 M&J 730 LLC

1629 Parker Avenue &

1624 Palisade Avenue

APPROVED 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.

Docket #15-19 Juanita Geronimo

1025 Palisade Avenue

APPROVED 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 #19-19 2148 Linwood LLC

2193 Linwood Avenue

APPROVED Block 5852, Lot 8

Two Unit Dwelling

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

6. Acceptance/Completeness

Docket #21-19 1079 Palisade Avenue LLC

1079 Palisade Avenue

Block 853, Lot 4

Preliminary & Final Major Site Plan – Mixed Use Building – Office & Residential

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

7. Public Hearings

Docket #42-18 2130 Center Avenue, LLC

2130 Center Avenue

Block 5952, Lot 1

Preliminary & Final Major Site Plan – 8-Story, 64-Unit Residential Development

Jason R. Tuvel, Esq. is representing the applicant.

(continued from the Public Hearing of April 23, 2019)

Docket #5-19 Smile Building, LLC
1440 Bergen Boulevard
Block 2752, Lot 8

Preliminary & Final Major Site Plan – Expansion of Auto Body Repair Shop
Saverio V. Cereste, Esq. is representing the applicant.

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.

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.

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.

Docket #17-19 Rock Solid Built LLC
471 Catherine Street
Block 3654, Lot 8

Two Unit Dwelling
Saverio V. Cereste, Esq. is representing the applicant.

Docket #18-19 Rock Solid Built LLC
1658 Maple Street
Block 3560, Lot 6

Two Unit Dwelling
Saverio V. Cereste, Esq. is representing the applicant.

8. New Business

9. Motion to Adjourn