

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

FORT LEE BOARD OF ADJUSTMENT

AGENDA FOR TUESDAY, JULY 25, 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 25, 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 July 11, 2023
5. **Memorializations**

Docket #30-22 2365 Hud Terr, LLC
2365 Hudson Terrace

APPROVED Block 7160, Lot 3
Preliminary & Final Major Site Plan – 78-Unit Residential Building
Marc D. Macri, 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 25, 2023 – Memorializations continued

Docket #8-23 **1 Casper Lane LLC**
1 Casper Lane
APPROVED Block 3561, Lot 4
Two Unit Dwelling
Marc D. Macri, Esq. is representing the applicant.

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

Docket #16-23 **Martha Tsarpalas**
1607 Anderson Avenue
APPROVED Block 4053, Lot 8
Two Unit Dwelling
Marc D. Macri, Esq. is representing the applicant.

6. Acceptance/Completeness

Docket #21-23 **214 Columbia, LLC**
212-214 Columbia Avenue
Block 553, Lot 3
Preliminary & Final Major Site Plan – Three Unit Dwelling
Jason Tuvel, Esq. is representing the applicant.

7. Public Hearings

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.

8. New Business

9. Motion to Adjourn