

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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FORT LEE BOARD OF ADJUSTMENT

AGENDA FOR TUESDAY, SEPTEMBER 8, 2020 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 regular public meeting of the Zoning Board of Adjustment, Borough of Fort Lee on Tuesday, September 8, 2020 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, September 8, 2020 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/99973403160?pwd=RINzMjEzYWtpdDFkMDFUby91QU5vdz09>

The Meeting or Webinar identification (ID) is: **999 7340 3160** The Meeting Password is: **072394**

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: **999 7340 3160** The Meeting Password is: **072394**

Zoning Board of Adjustment – September 8, 2020 – 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 August 25, 2020

5. Memorializations

Docket #9-20 514 Main Street Fort Lee, LLC

514 Main Street

APPROVED Block 3655, Lot 3

Preliminary & Final Major Site Plan – Five (5)-Story, Self-Storage Facility
Saverio V. Cereste, Esq. is representing the applicant.

Docket #21-20 Modul21, LLC

1119 Palisade Avenue

APPROVED Block 1351, Lot 21

Preliminary & Final Major Site Plan – Mixed Use – Brokerage Compliance Office with
Residential
Saverio V. Cereste, Esq. is representing the applicant.

6. Public Hearings

Docket #3-20 Redco Construction Corporation

2038 Hoefley’s Lane

Block 4951, Lot 5

Two Unit Dwelling

Saverio V. Cereste, Esq. is representing the applicant.

(continued Public Hearing from the meeting of July 28, 2020)

Docket #11-20 2100 North Central Road FL, LLC

2100 North Central Road & 2143 Hudson Terrace

Block 6155, Lots 1 & 2

Amended Preliminary & Final Major Site Plan – Renovation and Conversion of Existing Office
Building and Hotel to a Planned Development Group Apartment Building of 316 Residential Units
& Signage

Paul Kaufman, Esq. is representing the applicant.

(continued Public Hearing from the meeting of August 11, 2020)

Docket #15-20 2289 Center, LLC

2289 Center Avenue

Block 6051, Lot 10

Preliminary & Final Major Site Plan - Three Unit Dwelling

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

Zoning Board of Adjustment – September 8, 2020 – Public Hearings continued

Docket #24-20 W&R Homes Builders, LLC

461 Hillcrest Avenue

Block 6951, Lot 7

Two Unit Dwelling

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

Docket #25-20 Anna Rozenblat

211 Warwick Avenue

Block 1956, Lot 17

Addition & Renovation of a Two Family Dwelling

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

7. New Business

8. Motion to Adjourn