

# 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  
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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, SEPTEMBER 12, 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, September 12, 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 August 22, 2023
5. **Memorializations**

**Docket #6-19 JEM Associates**  
175 Bridge Plaza North  
**APPROVED** Block 6151, Lot 11  
Extension of Time - Minor Site Plan – LED Billboard Sign  
Carmine Alampi, Esq. is representing the applicant.

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

## Zoning Board of Adjustment – September 12, 2023 – Memorializations continued

**Docket #21-23 214 Columbia, LLC**  
212-214 Columbia Avenue

**APPROVED** Block 553, Lot 3  
Preliminary & Final Major Site Plan – Three Unit Dwelling  
Jason Tuvel, Esq. is representing the applicant.

### 6. Acceptance/Completeness

**Docket #25-23 1550 Bergen Boulevard, LLC**  
1550 Bergen Boulevard  
Block 3454, Lot 10

Preliminary & Final Major Site Plan – Thirty-Two (32) Unit, Multi-Family Building  
John L. Molinelli, Esq. is representing the applicant.

**Docket #26-23 Kyung-ah Shin**  
1526 Eleventh Street  
Block 3753, Lot 4

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

**Docket #27-23 2100 North Central Road FL, LLC**  
2100 North Central Road &  
2143 Hudson Terrace  
Block 6155, Lots 1 & 2

Amended Preliminary & Final Major Site Plan – 309-Unit Residential Building & Signage  
Marc D. Macri, Esq. is representing the applicant.

**Docket #28-23 2088 Lemoine Avenue, LLC**  
2088 Lemoine Avenue a/k/a State Route 67  
Block 5351, Lot 5

Preliminary & Final Major Site Plan – Retail Building & Signage  
Marc D. Macri, Esq. is representing the applicant.

**Docket #29-23 Hossai Popal Farahi**  
1147 Glen Road  
Block 1156, Lot 10

Deck & Gazebo Addition to Single Family Dwelling  
Saverio V. Cereste, Esq. is representing the applicant.

### 7. Public Hearings

**Docket #44-22 Kate Fazzini**  
1655 Maple Street  
Block 3558, Lot 9

Enclosed Deck for Single Family Dwelling

**Zoning Board of Adjustment – September 12, 2023 – Public Hearings continued**

**Docket #22-23 Eun Ju Hong & Yu S. Hong**

1414 Fourteenth Street  
Block 2251, Lot 7

Two Unit Dwelling

Zare Khorozian, Esq. is representing the applicant.

**Docket #23-23 135 OPR, LLC**

135 Old Palisade Road  
Block 4355, Lot 8

Preliminary & Final Major Site Plan – Three Unit Dwelling

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

**Docket #24-23 Oak Tree Fort Lee, LLC**

2016 Center Avenue  
Block 4751, Lot 29

Preliminary & Final Major Site Plan – Restaurant & Signage

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

**8. New Business**

**9. Motion to Adjourn**