

# 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.  
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MICHAEL SARGENTI  
HARVEY SOHMER  
PETER J. SUH  
PAUL K. YOON

## FORT LEE BOARD OF ADJUSTMENT

### AGENDA FOR TUESDAY, SEPTEMBER 22, 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 22, 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 22, 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/93618905473?pwd=WWphcDIWZWVvQUtIbZJCU1B1M3ljdz09>

The Meeting or Webinar identification (ID) is: **936 1890 5473** The Meeting Password is: **596407**

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: **936 1890 5473** The Meeting Password is: **596407**

## **Zoning Board of Adjustment – September 22, 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 September 8, 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 #11-20 2100 North Central Road FL, LLC**

2100 North Central Road & 2143 Hudson Terrace

**APPROVED** 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 310 Residential Units & Signage

Paul Kaufman, 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. Acceptance/Completeness**

**Docket #27-20 David Smithers & Donna Rossi**

1344 Selden Place

Block 2552, Lot 3

Single Family Home – Deck Addition

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

**Docket #28-20 Ladderman Views LLC**

2021-2025 Jones Road

Block 3562, Lots 2 & 3

Preliminary & Final Major Site Plan – Mixed Use – 18-Unit Residential Building with Parking

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

## **Zoning Board of Adjustment – September 22, 2020 – continued**

### **7. Extension of Time/Site Plan Approval**

**Docket #27-18 1677 Maple Street Realty Co.**  
1677 Maple Street  
Block 3559, Lot 5

Extension of Time - Two-Family Dwelling  
Saverio Cereste, Esq. is representing the applicant.

**Docket #16-19 Sephardic Congregation of Fort Lee Inc.**  
313 Tom Hunter Road  
Block 3951, Lot 7

Amendment to Resolution & Extension of Time - Preliminary & Final Major Site Plan –  
Expansion of Basement & Second Floor  
Saverio V. Cereste, Esq. is representing the applicant.

### **8. 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 #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.

### **9. New Business**

### **10. Motion to Adjourn**