

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

FORT LEE BOARD OF ADJUSTMENT

AGENDA FOR TUESDAY, OCTOBER 10, 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, October 10, 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 September 26, 2023
5. **Resolution Authorizing the Issuance of Requests for Qualifications for Professional Services to the Zoning Board of Adjustment for the year 2023**
6. **RFQ Selection Committee**
7. **Memorializations**

Docket #22-23 Eun Ju Hong & Yu S. Hong
1414 Fourteenth Street

APPROVED Block 2251, Lot 7
Two Unit Dwelling
Zare Khorozian, Esq. is representing the applicant.

Zoning Board of Adjustment – October 10, 2023 – continued

Docket #26-23 Kyung-ah Shin
1526 Eleventh Street
APPROVED 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
APPROVED Block 6155, Lots 1 & 2
Amended Preliminary & Final Major Site Plan – 309-Unit Residential Building & Signage
Marc D. Macri, Esq. is representing the applicant.

8. 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 #31-23 Samadar Ben-Simhon
811 Jassamine Way
Block 155, Lot 9
Amended Two Unit Dwelling – Addition of Roof-Top Decks
Marc D. Macri, Esq. is representing the applicant.

Docket #32-23 2470 Rossett Builders, LLC
2470 Rossett Street
Block 6953, Lot 15
Preliminary & Final Major Site Plan – Three Unit Dwelling
Marc D. Macri, Esq. is representing the applicant.

9. Public Hearings

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.

Zoning Board of Adjustment – October 10, 2023 – Public Hearings continued

Docket #30-23 Senatore Homes, LLC

808 Jassamine Way

Block 251, Lot 2

Two Unit Dwelling

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

10. New Business

11. Motion to Adjourn