

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
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PETER J. SUH
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FORT LEE BOARD OF ADJUSTMENT

AGENDA FOR TUESDAY, OCTOBER 13, 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, October 13, 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, October 13, 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/94940935503?pwd=RDg3WGtvek94ejl6TUFOeE8yK3FZQT09>

The Meeting or Webinar identification (ID) is: **949 4093 5503** The Meeting Password is: **421655**

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: **949 4093 5503** The Meeting Password is: **421655**

Zoning Board of Adjustment – October 13, 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 22, 2020
5. **Resolution Authorizing the Issuance of Requests for Qualifications for Professional Services to the Zoning Board of Adjustment for the year 2021**
6. **RFQ Selection Committee**

7. **Memorializations**

Docket #27-18 1677 Maple Street Realty Co.

1677 Maple Street

APPROVED 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

APPROVED 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.

Docket #3-20 Redco Construction Corporation

2038 Hoefley’s Lane

APPROVED Block 4951, Lot 5

Two Unit Dwelling

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 #24-20 W&R Homes Builders, LLC

461 Hillcrest Avenue

APPROVED Block 6951, Lot 7

Two Unit Dwelling

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

Docket #25-20 Anna Rozenblat

211 Warwick Avenue

APPROVED Block 1956, Lot 17

Addition & Renovation of a Two Family Dwelling

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

Zoning Board of Adjustment – October 13, 2020 – continued

8. Acceptance/Completeness

Docket #30-20 1224 15th Street Assoc., LLC
1224 Fifteenth Street
Block 1552, Lot 3

Minor Subdivision – Two Unit Dwelling & Single Family Dwelling
Marc D. Macri, Esq. is representing the applicant.

9. Public Hearings

Docket #6-20 HLC Development LLC
490-494 Jane Street
Block 3653, Lots 2 & 3

Preliminary & Final Major Site Plan – Five Unit, Townhome Development
Saverio V. Cereste, Esq. is representing the applicant.

Docket #13-20 Redco Construction Corporation
216-218 Columbia Avenue
Block 553, Lot 2

Preliminary & Final Major Site Plan – Four Unit Development
Saverio V. Cereste, Esq. is representing the applicant.

Docket #29-20 423 Grandview, LLC
423 Grandview Place
Block 6652, Lot 19

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

10. New Business

11. Motion to Adjourn