

**FORT LEE PLANNING BOARD**  
**OCTOBER 25, 2021**

PRESENT: M. Marshall, R. Ferris, M. Sargenti, B. Suh, M. Kaplan, J. Cooney.

ABSENT: A. Pohan, N. Forshner, R. Kative, H. Greenberg.

ALSO PRESENT: Louis Karp, Esq., Board Attorney; P. Grygiel of Phillips Preiss Grygiel Leheny Hughes LLC; S. Trahan of Phillips Preiss Grygiel Leheny Hughes LLC.

**NOTICE OF MEETING:**

Vice Chairwoman Cooney stated: Let the minutes reflect that adequate notice of this meeting has been provided in the following manner: On December 14, 2020 this Body, by Resolution, adopted a Schedule of Regular Public Meetings for 2021. The time, date, and location of said schedule was posted on the Bulletin Board at 309 Main Street. A copy of said schedule was mailed to the RECORD, JERSEY JOURNAL, STAR LEDGER, SPECTRUM, posted on the Borough's Website and was filed with the Borough Clerk. A written notice of the time, place and proposed Agenda was posted on the Bulletin Board at 309 Main Street and mailed to the RECORD, JERSEY JOURNAL, STAR LEDGER, SPECTRUM, posted on the Borough's Website and was filed with the Borough Clerk. Copies have been mailed to all persons who have prepaid the \$35.00 fee fixed for the year 2021 to cover the cost of mailing.

**APPROVAL OF MINUTES – SEPTEMBER 13, 2021:**

A motion was made by Mr. Ferris, seconded by Mr. Kaplan, and passed on a vote of 5 to 0 by members Marshall, Ferris, Suh, Kaplan and Cooney, to approve the minutes for the meeting of September 13, 2021. Councilman Sargenti abstained from the vote.

**RESOLUTION AUTHORIZING THE ISSUANCE OF REQUESTS FOR QUALIFICATIONS FOR PROFESSIONAL SERVICES TO THE PLANNING BOARD FOR THE YEAR 2022**

Vice Chairwoman Cooney stated this is to approve a resolution to authorize the issuance of requests for qualifications for professionals for the year 2022.

A motion was made by Mr. Marshall, seconded by Mr. Kaplan, and passed on a vote of 6 to 0 by members Marshall, Ferris, Suh, Sargenti, Kaplan and Cooney, to approve the Resolution Authorizing the Issuance of Requests for Qualifications for Professional Services to the Planning Board for the year 2022.

**RFQ SELECTION COMMITTEE**

Vice Chairwoman Cooney stated she believed the committee last year was herself, Mr. Ferris, Mr. Pohan and Ms. Kative. She would run it past Chairman Greenberg to make sure this was acceptable for this year.

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**PUBLIC HEARINGS:**

**Proposed Area in Need of Redevelopment**

**1636, 1640 & 1665 Kaufers Lane**

**41, 47, 51, 55, 90 & 94 Main Street**

**Block 4355, Lots 11-12, 14-16 and 20-23**

**Should the study area be determined to be an Area in Need of Redevelopment pursuant to N.J.S.A. 40A:12A-5 et. Seq.**

**Study prepared by Phillips Preiss Grygiel Leheny Hughes LLC – Dated: September 9, 2021**

Vice Chairwoman Cooney stated: Mr. Grygiel will be presenting today.

Mr. Grygiel stated: I am here representing Phillips Preiss Grygiel Leheny Hughes LLC along with Ms. Spach Trahan from my office. I will be presenting the facts and findings of the Redevelopment Study prepared by myself and Ms. Trahan. The study is dated September 9, 2021. It includes the required information for a redevelopment study including a map of the area. This Study was started by Mayor & Council Resolution R-5 dated April 15, 2021, which referred the area to the Planning Board. I will give you the background, findings, and conclusion from our study. We reviewed a number of documents and did a number of site visits for the history and current conditions. This study focuses on what is there today and if it warrants a redevelopment designation. We have two separate sites grouped together. Upper Main Street, which include Block 4355, Lots 14-16 and Lower Main Street, which include Block 4355 Lots 11&12, 20-23. The Mayor & Council Resolution Authorization included incorrectly stated addresses, so we made the correction as part of this Study. For the area, the conditions are not great, the buildings are not safe for access, the properties are overgrown and full of trash and debris. The current statutes shows that they meet the criteria to be an Area in Need of Redevelopment. This area was rezoned within the past two decades. It shows that since 2004 they have wanted to see redevelopment in this area. The Borough tried to spur development. There were also approvals granted but there has been no development yet. These buildings would also be included in the Fair Share Housing Obligation, which is positive. Page 22 of the study talks about the criteria to be deemed a redevelopment area. If any are met, they qualify. There were three that were met for these properties. Criteria A, which includes unsafe, dilapidated buildings was met. Criteria C, which includes land owned by the municipality, or vacant land for ten or more years, or topography, etc. was met. Criteria D, which includes areas or buildings that are a detriment to the health and safety of the public was also met. Lot 14 has no direct access to public streets, is an eye soar, detrimental and unsafe with the invitation to cause trouble and meets Criteria A&D. Lots 15 and 16 have been vacant since at least 2009, steep topography east to west which probably affects the developers moving forward with the approvals for development and meets Criteria C. Lots 20 and 21 have been vacant since at least 2011, there is limited access to the sites, the development approvals have not moved forward and meets Criteria C. Lots 22 and 23 have dilapidated properties, they are a detriment to the public health, welfare and safety, they are a nuisance, there is no off street parking to support the properties and meet Criteria A&D. In conclusion, every one of these Lots meets at least one or more of the criteria to deem this area an Area in Need of Redevelopment. You can make the recommendation to the Mayor and Council if you choose.

Mr. Kaplan stated: I appreciate your very thorough and informative study.

Vice Chairwoman Cooney asked for questions from the public.

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Norah Cali, 1583 Anderson Avenue, questioned: I and a couple of people take care of a colony of cats in the area. We spay, feed, vaccinate, etc. them and they keep getting dumped. I came to see if there are any provisions to relocate these cats. Will the town help to relocate these cats?

Vice Chairwoman Cooney stated: The request of the town to do something is out of our jurisdiction.

Ms. Cali stated: These cats are citizens of the town as well.

Councilman Sargenti stated: I am a representative of the Mayor and Council. I will bring this up to them and see if and/or what we can do.

Ms. Cali questioned: Will this area be completely developed?

Vice Chairwoman Cooney stated: When we see a plan from the developer we will know. All we are doing tonight is seeing if this is a bad property that can be helped. The plan could take a while to be done, probably into 2022.

Mr. Karp stated: This committee will make a recommendation to the Mayor and Council, and the Mayor and Council then decides if they will move forward with the redevelopment area. There are many steps to go.

A motion was made by Mr. Ferris, seconded by Councilman Sargenti, and passed on a vote of 6 to 0 by members Marshall, Ferris, Suh, Sargenti, Kaplan and Cooney, to recommend to the Mayor and Council that Block 4355, Lots 11-12, 14-16 and 20-23 be Deemed an Area in Need of Redevelopment.

**NEW BUSINESS**

Mr. Grygiel stated: With regard to the Master Plan, 2021 will be ten years. We have the initial draft ready of the reexam and you will receive it tomorrow. There are certain steps provided in the MLUL such as looking at what has change in the word and we came up with factual statements and recommendations. We will have a discussion about what is missed. We hope to have this adapted before the end of the year.

Vice Chairwoman Cooney questioned: Will we need an entire meeting to review?

Mr. Grygiel stated: I would think so.

Vice Chairwoman Cooney stated: We will use one meeting for the review of the Reexam. If anyone emails revisions or recommendations, please email them to Paul and copy everyone.

**ADJOURNMENT**

A motion was made by Councilman Sargenti, seconded by Mr. Kaplan, and passed without objection to adjourn this meeting at 7:55 p.m.

Respectfully submitted,

*Christen S. Trentacosti*

Christen S. Trentacosti  
Recording Secretary