

# 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  
(201) 592-3500, Ext. 1009  
Fax (201) 585-0712  
Email: c-trentacosti@fortleenj.org

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, NOVEMBER 28, 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, November 28, 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 October 24, 2023
5. **2024 Calendar of Regular Public Meetings.**  
Action will be taken.
6. **Memorializations**

**Docket #29-23 Hossai Popal Farahi**  
1147 Glen Road

**APPROVED** Block 1156, Lot 10  
Deck & Gazebo Addition to Single Family Dwelling  
Saverio V. Cereste, Esq. is representing the applicant.

## Zoning Board of Adjustment – November 28, 2023 – Memorializations continued

**Docket #31-23 Samadar Ben-Simhon**

811 Jassamine Way

**APPROVED** Block 155, Lot 9

Amended Two Unit Dwelling – Addition of Roof-Top Decks

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

### 7. Acceptance/Completeness

**Docket #33-23 Qi Guo**

2039 Marguerite Street

Block 4457, Lot 6

Two Unit Dwelling

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

**Docket #34-23 Bridgeway Homes, LLC**

1041 Palisade Avenue

Block 4457, Lot 6

Minor Subdivision & Three (3) Single Family Dwellings

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

**Docket #35-23 1639 Center Avenue, LLC**

1639 Center Avenue

Block 4151, Lot 31

Change of Use of First Floor Commercial Building

Michael Song, Esq. is representing the applicant.

### 8. Public Hearings

**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 #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 #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. New Business

### 10. Motion to Adjourn