

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.
ILA KASOFSKY
MICHAEL SARGENTI
HARVEY SOHMER
PETER J. SUH
PAUL K. YOON

FORT LEE BOARD OF ADJUSTMENT

AGENDA FOR TUESDAY, DECEMBER 10, 2019 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, December 10, 2019 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 November 26, 2019

5. Memorializations

Docket #5-19 **Smile Building, LLC**
1440 Bergen Boulevard

APPROVED Block 2752, Lot 8
Preliminary & Final Major Site Plan – Expansion of Auto Body Repair Shop
Saverio V. Cereste, Esq. is representing the applicant.

Zoning Board of Adjustment – December 10, 2019 – Memorializations continued

Docket #27-19 CD Developers LLC
286 Myrtle Avenue
APPROVED Block 6751, Lot 3
Two Unit Dwelling
Marc D. Macri, Esq. is representing the applicant.

Docket #28-19 218 Knox Avenue LLC
2410 Leighton Street
APPROVED Block 6956, Lot 13
Two Unit Dwelling
Marc D. Macri, Esq. is representing the applicant.

Dockets #6-18 & #7-18
BAB Holdings, LLC
2160 Jones Road &
2162 Jones Road
APPROVED Block 5452, Lots 5.01 & 5.02
Extension of Time - Two (2), Two-Unit Dwellings
Marc D. Macri, Esq. is representing the applicant.

Docket #29-19 Will & Joseph Faris
1058 Jassamine Way
APPROVED Block 1253, Lot 7
Single Family Dwelling
Marc D. Macri, Esq. is representing the applicant.

Docket #30-19 Mirage Construction Corporation
1217 Abbott Boulevard
APPROVED Block 1255, Lot 4
Single Family Dwelling
Marc D. Macri, Esq. is representing the applicant.

Docket #32-19 6 Blvd LLC
805 Fairview Lane
APPROVED Block 351, Lot 15
Two Unit Dwelling
Saverio V. Cereste, Esq. is representing the applicant.

6. Withdrawal without Prejudice

Docket #26-19 1355 15th Street FLNJ LLC
1355 Fifteenth Street
Block 2251, Lot 3
Preliminary & Final Major Site Plan – 14-Story, 150 Unit Residential Building
Paul Kaufman, Esq. is representing the applicant.

7. Acceptance/Completeness

Docket #35-19 Phil Art Studios SCI TOEFL Inc.

1605 Palisade Avenue
Block 4252, Lot 13

Preliminary & Final Major Site Plan – Art Studio - Two – Story Building Over Parking
Saverio V. Cereste, Esq. is representing the applicant.

Docket #36-19 2088 Lemoine Avenue LLC

2088 Lemoine Avenue a/k/a State Route 67
Block 5351, Lot 5 and Part of Lot 1

Preliminary & Final Major Site Plan – Carvana – Auto Sales Center with Custom Storage Tower
Marc D. Macri, Esq. is representing the applicant.

8. Public Hearings

Docket #24-19 Misha Lee, Esq.

1160 Palisade Avenue
Block 1352, Lot 9

Minor Site Plan – Mixed Use – Professional Office/Residential & Signage
Misha Lee, Esq. is representing the applicant.

Docket #33-19 Magnolia Adult Day Care LLC

2300 Third Street a/k/a 2367 Lemoine Avenue
Block 6756, Lot 1

Preliminary & Final Major Site Plan – Adult Day Care Facility
Saverio V. Cereste, Esq. is representing the applicant.

9. New Business

10. Motion to Adjourn