

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
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Council
JOSEPH L. CERVIERI, JR.
BRYAN DRUMGOOLE
ILA KASOFSKY
HARVEY SOHMER
PETER J. SUH
PAUL K. YOON

REORGANIZATION MEETING FORT LEE ZONING BOARD OF ADJUSTMENT

AGENDA FOR TUESDAY, JANUARY 10, 2023 AT 7:30 P.M.

- 1. Salute to the Flag**
- 2. Notice of Meeting**

The Chairman states: Let the minutes reflect that adequate notice of this meeting has been provided in the following manner: On November 29, 2022 this Body, by Resolution, adopted a Schedule of Regular Public Meetings for 2023. 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 2023 to cover the cost of mailing.

- 3. New members of the Board of Adjustment are sworn in by the Board Attorney**
- 4. Election of the following Officers of the Board**
 - Chairman
 - Vice-Chairman
 - Secretary of the Board

- 5. Resolution for Professional Appointments - 2023**

- Board Attorney Joseph Mariniello, Esq./Mariniello & Mariniello, P.C.
- Conflict Board Attorney Diane Testa, Esq. / Testa & DeCarlo
- Planner Neglia Engineering Associates
- Site Engineer Neglia Engineering Associates
- Traffic Engineer Neglia Engineering Associates

REORGANIZATION MEETING - ZONING BOARD OF ADJUSTMENT

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- 6. Appointments to the Zoning Board**
 - Recording Secretaries
 - Court Reporter
- 7. Liaison Representative to the Planning Board**
- 8. Official Publications of the Zoning Board of Adjustment**
- 9. Approval of minutes for December 27, 2022**
- 10. Arrangement of member's seating for voting process**
- 11. Rules of the Board of Adjustment - Motion to adopt**
- 12. 2022 Annual Report of the Zoning Board of Adjustment – Review & Adoption**
- 13. Memorializations**

Docket #34-22 Edwin Glenn O'Connor

1580 John Street

APPROVED Block 3754, Lot 6

Amendment to Two Unit Dwelling

Saverio V. Cereste, Esq. is representing the applicant.

Docket #35-22 Tom Hunter Developers, LLC

1533 Center Avenue

APPROVED Block 3855, Lot 9

Minor Subdivision & Two (2), Two Unit Dwellings

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

Docket #39-22 1028 Abbott, LLC

1028 Abbott Boulevard

APPROVED Block 454, Lot 6

Two Unit Dwelling

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

14. Extension of Time/Site Plan Approval

Docket #9-20 514 Main Street, LLC

514 Main Street

Block 3655, Lot 3

Extension of Time—Preliminary & Final Major Site Plan – Five (5)-Story, Self-Storage Facility

Saverio V. Cereste, Esq. is representing the applicant.

REORGANIZATION MEETING - ZONING BOARD OF ADJUSTMENT

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15. Public Hearings

Docket #12-09 Fort Lee A.C. Condominium Association, Inc.

2029 Lemoine Avenue

Block 14751, Lot 11

Amendment to Resolution – Preliminary & Final Major Site Plan – Office/Retail/Club Development
Gregory Asadurian, Esq. is representing the applicant.

Docket #18-21 2130 Center Avenue, LLC

2130 Center Avenue

Block 5952, Lot 1

Preliminary & Final Major Site Plan – 24-Unit Residential Building Over Parking
Jason Tuvel, Esq. is representing the applicant.

(continued from the public hearing of October 11, 2022)

Docket #32-22 HLC Development, LLC

411 Jane Street

Block 4057, Lot 10

Two Unit Dwelling

Saverio V. Cereste, Esq. is representing the applicant.

Docket #33-22 Strategic Group, LLC

2445 & 2449 Camner Street

Block 6955, Lots 5 & 6

Minor Subdivision & Two (2), Two Unit Dwellings

Saverio V. Cereste, Esq. is representing the applicant

Docket #42-22 Sean Rivers & Jacqueline Cetrulo

1061 Glen Road

Block 260, Lot 16

Addition to Single Family Dwelling

Zare Khorozian, Esq. is representing the applicant.

16. New Business

17. Motion to Adjourn