

REORGINIZATION MEETING

FORT LEE PLANNING BOARD
JANUARY 7, 2019

PRESENT: A. Pohan, M. Marshall, L. LaMastro, R. Ferris, J. Cooney, M. Sargenti, N. Forshner,
M. Kaplan.

ABSENT: B. Suh, R. Kative, H. Greenberg.

ALSO PRESENT: Glenn Kienz, Esq., Board Attorney; Marisa Tiberi of Boswell Engineering; and
Michael Jovishoff of Phillips, Preiss, Grygiel, Leheny, Hughes LLC;

A motion was made by Mr. LaMastro, seconded by Mr. Ferris, and the motion was passed by all board
members present saying “aye” to have Mr. Kienz begin the meeting and called the meeting to order at
7:35 p.m.

NOTICE OF MEETING:

Mr. Kienz stated: Let the minutes reflect that adequate notice of this meeting has been provided in the
following manner: On October 15, 2018 this Body, by Resolution, adopted a Schedule of Regular
Public Meetings for 2019. 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,
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, 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 2019 to cover the cost of mailing.

Mr. Kienz swore members of the Planning Board in and wished them luck: Mr. Kaplan, Councilman
Sargenti, Mr. Ferris, Mr. Marshall, Ms. Cooney and Mr. Forshner.

ELECTION OF OFFICERS TO THE FORT LEE PLANNING BOARD

A motion was made by Mr. Pohan and seconded by Mr. Marshall, to elect Herbert Greenberg as
Chairman of the Fort Lee Planning Board. This motion was moved by Ms. Cooney, seconded by Mr.
Pohan, and passed by all board members present saying “aye”.

A motion was made by Mr. Pohan and seconded by Mr. Forshner, to elect Janet Cooney as Vice
Chairwoman of the Fort Lee Planning Board. This motion was moved by Mr. LaMastro, seconded by
Councilman Sargenti, and was passed by all board members present saying “aye”. Ms. Cooney abstained
from the vote.

A motion was made by Mr. Pohan and seconded by Councilman Sargenti, to elect Byong Suh as
Secretary of the Fort Lee Planning Board. This motion was moved by Mr. LaMastro, seconded by
Councilman Sargenti, and was passed by all board members present saying “aye”.

FORT LEE PLANNING BOARD

January 7, 2019

Page 2

APPOINTMENTS TO THE PLANNING BOARD

A motion was made by Mr. Pohan and seconded by Mr. LaMastro, to appoint Christen S. Trentacosti as Recording Secretary to the Fort Lee Planning Board. This motion was moved by Mr. Marshall, seconded by Mr. Ferris, and was passed by all board members present saying “aye”.

A motion was made by Mr. LaMastro and seconded by Mr. Forshner, to appoint Beth Calderone as Court Reporter to the Fort Lee Planning Board. This motion was moved by Councilman Sargenti, seconded by Mr. Ferris, and was passed by all board members present saying “aye”.

LIAISON REPRESENTATIVE TO THE FOLLOWING COMMITTEES/BOARDS

After discussion among the board members, the following members were appointed to these boards/committees:

Environmental/Beautification Committee: M. Kaplan.

Board of Adjustment: L. LaMastro.

Subdivision Committee: L. LaMastro, A. Pohan, J. Cooney.

OFFICIAL PUBLICATIONS OF THE FORT LEE PLANNING BOARD

Mr. Kienz stated: We always use The Record and The Jersey Journal. The Council has now added The Star Ledger to their official publications list.

Mr. LaMastro stated that the Jersey Journal is not available in the Borough of Fort Lee and asked why the Gold Coast paper is not an official publication of the Borough.

Councilman Sargenti and Ms. Trentacosti stated they would look into it.

A motion was made by Mr. LaMastro, seconded by Ms. Cooney, and passed by all board members present saying “aye” to approve The Record, The Jersey Journal and The Star Ledger as the three official publications of the Fort Lee Planning Board.

APPROVAL OF MINUTES – DECEMBER 10, 2018:

A motion was made by Mr. Pohan, seconded by Ms. Cooney, and passed on a vote of 6 to 0 by members Pohan, LaMastro, Ferris, Cooney, Sargenti and Forshner, to approve the minutes of the meeting for December 10, 2018. Mr. Marshall and Mr. Kaplan abstained from the vote.

RESOLUTION FOR PROFESSIONAL APPOINTMENTS FOR 2019

A motion was made by Councilman Sargenti, seconded by Mr. Ferris, and passed on a vote of 8 to 0 by members Pohan, Marshall, LaMastro, Ferris, Cooney, Sargenti, Forshner and Kaplan, to approve the Resolution of the Planning Board of the Borough of Fort Lee Authorizing the Award of Contracts for Various Professional Services appointing the following professionals:

FORT LEE PLANNING BOARD

January 7, 2019

Page 3

Board Attorney	Glenn Kienz, Esq./ Weiner Law Group LLP
Board Conflict Attorney	Brian Chewcaskie, Esq./Gittleman, Muhlstock & ...
Board Planner	Phillips Preiss Grygiel Leheny Hughes LLC
Board Site Engineer	Boswell Engineering
Board Traffic Engineer	Neglia Engineering Associates
Board Special Traffic Engineer	Boswell Engineering

ARRANGEMENT OF MEMBERS' SEATING FOR VOTING PROCESS

The seating of members for the purpose of voting will be: Armand Pohan, Moe Marshall, Louis LaMastro, Robert Ferris, Byong Suh, Janet Cooney, Councilman Sargenti, Neal Forshner, Herbert Greenberg. If necessary, Alternates No. 1, Randy Lyn Kotive, and No. 2, Michael Kaplan will also vote.

RULES OF THE FORT LEE PLANNING BOARD

A motion was made by Mr. Pohan, seconded by Councilman Sargenti, and passed on a vote of 8 to 0 by members Pohan, Marshall, LaMastro, Ferris, Cooney, Sargenti, Forshner and Kaplan, to approve The Rules of the Fort Lee Planning Board.

2018 ANNUAL REPORT OF THE FORT LEE PLANNING BOARD

A motion was made by Councilman Sargenti, seconded by Mr. Forshner, and passed on a vote of 7 to 0 by members Pohan, Marshall, LaMastro, Ferris, Cooney, Sargenti and Forshner, to approve the 2018 Annual Report of the Fort Lee Planning Board. Mr. Kaplan abstained from the vote.

Vice Chairwoman Cooney took over as acting Chairwoman for the remainder of the meeting and thanked the Board for their vote of confidence.

**DOCKET #1-19 SOMERSET TIRE SERVICE, INC./MAVIS DISCOUNT TIRE
2419 LEMOINE AVENUE
BLOCK 7056, LOTS 10 & 11**

MINOR SITE PLAN – SIGNAGE

Vice Chairwoman Cooney advised: This is for the acceptance for review of an application by Somerset Tire Service, Inc./Mavis Discount Tire for property located at 2419 Lemoine Avenue for minor site plan-Signage approval. The acceptance for review by this board will acknowledge that the application has also been deemed complete. John P. Wyciskala, Esq. is representing the applicant.

Mr. Wyciskala advised: This is the former Fort Lee Tire location. We have no issues with Michael Jovishoff's recommendations and have submitted today more information that was requested. We are asking that you deem this application complete and accept it for review.

FORT LEE PLANNING BOARD

January 7, 2019

Page 4

A motion was made by Mr. Pohan, seconded by Mr. Ferris, and unanimously passed by members Pohan, Marshall, LaMastro, Ferris, Sargenti, Forshner, Kaplan and Cooney, to accept this application for review, and by so doing, deeming this application to be complete.

DOCKET #5-18 PHO TODAY FORT LEE, LLC
2151 LEMOINE AVENUE
BLOCK 5952, LOT 11
MINOR SITE PLAN -SGINAGE

Vice Chairwoman Cooney announced that this application is being carried to the meeting of February 25, 2019. Notice on behalf of the Applicant is necessary.

Mr. LaMastro stated: I went to Pho Today and asked them when their new sign was going up since we were told that the sign currently up was their temporary sign. They told me that the sign up now is their permanent sign.

REFERRAL FROM THE GOVERNING BODY
1350 15TH STREET
BLOCK: 2252, LOT: 1

Vice Chairwoman Cooney stated: We are looking at a resolution of the Borough Council of the Borough of Fort Lee authorizing and directing the Planning Board of the Borough of Fort Lee to examine whether certain lands, in particular, Block 2252, Lot 1, located at 1350 15th Street in the Borough of Fort Lee, New Jersey, should be determined to be an area in need of redevelopment, specifically a non-condemnation redevelopment area, pursuant to N.J.S.A. 40:A:12A-1 et. seq.

Vice Chairwoman Cooney stated: We have received this before and we were waiting for more information from the Governing Body. Did we receive any?

Ms. Trentacosti stated: We did. They would like to see how the study comes out. They think it could be beneficial to the Borough in order to clean the area up and possibly look into parking in the area.

Mr. LaMastro questioned: What is included in the study?

Mr. Jovishoff stated: We are looking at the whole property they own and the retail stores. The northern most area is not included, the laundromat and H-Mart. Everything else is included.

Mr. Kaplan questioned: What does the study consist of?

Mr. Jovishoff stated: There are a number of criteria that can be met and if it meets any of the criteria it can be deemed an area in need of redevelopment.

Mr. LaMastro questioned: Are all of these parcels owned by one person?

FORT LEE PLANNING BOARD

January 7, 2019

Page 5

Mr. Jovishoff stated: All of it is one parcel. I assume it is all owned by one person, but we have not yet done the study.

Mr. LaMastro questioned: The will get tax benefits from this so will we be losing out?

Mr. Jovishoff stated: Usually tax benefits do come along with it.

Mr. Kienz stated: That part is up to the Governing Body. They negotiate it. But as far as the study is concerned and it possibly being deemed a redevelopment area is also based on what ever comes out of what Michael comes up with in his study and if you agree.

Mr. Jovishoff stated: This is only one part of the process.

Mr. Kienz stated: Yes, this is the first small step.

Mr. Jovishoff stated: If this does become a redevelopment area, the zoning is wiped out and specific zoning is created for the property.

Mr. Pohan stated: This comes back to us after the study is done.

Mr. Jovishoff stated: Yes.

A motion was made by Mr. Kaplan, seconded by Mr. LaMastro, and passed on a vote of 8 to 0 by members Pohan, Marshall, LaMastro, Ferris, Sargenti, Forsher, Kaplan and Cooney, to direct Mr. Jovishoff to prepare a study as to whether or not this property meets the criteria to be considered an area in need of redevelopment.

Vice Chairwoman Cooney stated: Just as a point of information, when we had our meeting for the RFQ's we spoke about moving forward with our codification that we started. We thought we would do it on days that our meetings could be cancelled due to lack of agenda. We will talk about it more when Chairman Greenberg is back.

Mr. LaMastro questioned: So, if a meeting is cancelled we are going to meet to do the codification?

Vice Chairwoman Cooney stated: We may. I wish everyone a Happy New Year.

ADJOURNMENT

A motion was made by Mr. LaMastro, seconded by Mr. Pohan, and passed without objection to adjourn this meeting at 8:10 p.m.

Respectfully submitted,

Christen S. Trentacosti

Christen S. Trentacosti
Recording Secretary