

FORT LEE BOARD OF ADJUSTMENT

May 28, 2019

Present: J. Nitti, J. Silver, H. Joh, G. Makroulakis, D. Conway, H. Liapes, D. Sugarman

Absent: D. Starace, F. Yook

Present: J. Mariniello Jr., Esq.

Chairman Sugarman called the meeting to order at 7:35 p.m.

NOTICE OF MEETING: The Chairman states: Let the minutes reflect that adequate notice of this meeting has been provided in the following manner: All members of this Body have been advised in writing at least 48 hours prior to this meeting of the time, place, and proposed Agenda of this meeting. A written notice of the time, place, and proposed Agenda was posted on the bulletin board of Municipal Building, 309 Main Street, Fort Lee, New Jersey. On the same date, a copy of said written notice was mailed to the Record, Jersey Journal, Time Warner Cable and Fort Lee Online. A copy was filed with the Borough Clerk and, on the same date, copies were mailed to all persons who have requested copies of such notices and have prepaid the fee fixed for the year 2019.

Approval of Minutes

It was moved by Mr. Makroulakis, seconded by Mr. Liapes and passed on a vote of 6-0 by members Silver, Joh, Makroulakis, Conway, Liapes, and Sugarman to approve the minutes of the meeting of May 14, 2019.

Memorializations

Docket #1-19, Ballente Realty, 2073 Fletcher Avenue & 2050 Edwin Avenue, Block 4455 & 4456, Lots 2 & 2, Amended Preliminary & Final Major Site Plan – 4 Unit Dwelling & Auxiliary Parking L

Chairman Sugarman stated this memorialization has been carried to the meeting of June 11, 2019.

Docket #2-19, HLC Development, LLC, 1629-1635 John Street, Block 3653, Lots 4 & 5
Minor Subdivision & Two (2), Two-Unit Dwellings

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It was moved by Mr. Liapes, seconded by Mr. Silver and passed on a vote of 5-0 by members Silver, Joh, Makroulakis, Liapes and Sugarman to grant the applicant Minor Subdivision approval.

Docket #13-19, 2148 Linwood LLC, 260 Myrtle Avenue, Block 6755, Lot 9, Two Unit Dwelling

It was moved by Mr. Silver, seconded by Mr. Makroulakis and passed on a vote of 6-0 by members Silver, Joh, Makroulakis, Conway, Liapes, Sugarman to grant the applicant approval to construct a Two Unit Dwelling.

Acceptance/Completeness

Docket #17-19, Rock Solid Built LLC, 471 Catherine Street, Block 3654, Lot 8 Two Unit Dwelling

Mr. Cereste spoke with Mr. Jovishoff this morning regarding his memorandum dated May 16, 2019. The applicant will comply with all items and submit 10 days prior to the hearing date.

It was moved by Mr. Makroulakis, seconded by Mr. Liapes and passed on a vote of 7-0 by members Nitti, Silver, Joh, Makroulakis, Conway, Liapes and Sugarman to deem the application complete. Mr. Cereste will call the Board office for a hearing date.

Docket #18-19, Rock Solid Built LLC, 1658 Maple Street, Block 3560, Lot 6 Two Unit Dwelling

Mr. Cereste spoke with Mr. Jovishoff this morning regarding his memorandum dated May 16, 2019. The applicant will comply with all items and submit 10 days prior to the hearing date.

It was moved by Mr. Conway, seconded by Mr. Nitti and passed on a vote of 7-0 by members Nitti, Silver, Joh, Makroulakis, Conway, Liapes and Sugarman to deem the application complete. Mr. Cereste will call the Board office for a hearing date.

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Public Hearing

Docket #5-19, Smile Building, LLC, 1440 Bergen Boulevard, Block 2752, Lot 8,
Preliminary & Final Major Site Plan – Expansion of Auto Body Repair Shop

Chairman Sugarman stated this application has been carried to the meeting of June 25, 2019. No further notice is necessary, time is waived for the Board to act.

Docket #14-19, Robert Place Realty, LLC, 1545 Route 46 West, Block 2651, Lot 2
Preliminary & Final Major Site Plan – 105 Unit, Assisted Living Building

Chairman Sugarman stated this application has been carried to the meeting of June 25, 2019. No further notice is necessary, time is waived for the Board to act.

ADJOURNMENT

It was moved by Mr. Silver, seconded by Mr. Joh to adjourn the meeting at 7:43 p.m.

Respectfully submitted,

Linda Garofalo

Linda Garofalo
Recording Secretary