

FORT LEE PLANNING BOARD

JUNE 8, 2020

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

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

ALSO PRESENT: Glenn Kienz, Esq., Board Attorney; M. Jovishoff of Phillips, Preiss, Grygiel, Leheny, Hughes LLC; M. Tiberi of Boswell Engineering; B. Intindola of Neglia Engineering.

NOTICE OF MEETING:

Vice Chairwoman Cooney stated: Let the minutes reflect that adequate notice of this meeting has been provided in the following manner: On October 28, 2019 this Body, by Resolution, adopted a Schedule of Regular Public Meetings for 2020. 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 2020 to cover the cost of mailing. A notice with the updated virtual meeting Zoom information was published in the record on May 30, 2020. Notice was also posted on the Borough Website and the Bulletin Board at 309 Main Street.

APPROVAL OF MINUTES – MAY 11, 2020:

A motion was made by Mr. Marshall, seconded by Mr. Kaplan, and passed on a vote of 6 to 0 by members Marshall, Ferris, Sargenti, Forshner, Kaplan and Cooney, to approve the minutes for the meeting of May 11, 2020.

MEMORIALIZATIONS:

**DOCKET #3-20 SNS CP THREE, LLC
 201 MAIN STREET
 BLOCK 4751, LOT 15**

MINOR SITE PLAN – SIGNAGE

A motion was made by Mr. Kaplan, seconded by Councilman Sargenti, and passed on a vote of 6 to 0 by members Marshall, Ferris, Sargenti, Forshner, Kaplan and Cooney, to approve the Memorialization for the Resolution of Approval for Signage.

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PUBLIC HEARINGS:

**DOCKET #6-19 47th STREET GROUP LLC
REDEVELOPMENT AREA 10
1435 TENTH STREET
BLOCK 2752, LOT 19**

PRELIMINARY & FINAL MAJOR SITE PLAN – FIVE (5)–STORY, 30-UNIT MULTI-FAMILY DEVELOPMENT WITH PARKING

Paul Kaufman, Esq., representing the applicant, stated: This is a continuation from the meeting of March 9, 2020. On that day, Palisades Park had presented a witness to object to the application. Since then, Palisades Park through their counsel, has withdrawn their objection. In my review of the file, we are done with our testimony, but we have to open to the public.

Mr. Kienz questioned: That is all accurate. I have reviewed the record. Where are we on notice for this meeting?

Mr. Kaufman stated: We feel Fort Lee is on it and we believe they have covered everything on their end.

Ms. Federico stated: We published and resent notices. We have also sent Christen the affidavit of service. Our notices included information for the Zoom platform.

Vice Chairwoman Cooney asked multiple times if there were any comments from the public.

Mr. Pohan joined the meeting.

Mr. Kienz stated: I received an email from Michael Jovishoff and Boswell Engineering with conditions of approval.

Mr. Kaufman stated: Yes, I received that email and the Applicant agrees and will comply with all of the conditions.

Vice Chairwoman Cooney asked Mr. Jovishoff to review the conditions.

Mr. Jovishoff read the conditions to the Board.

Ms. Tiberi stated: There is no final review on drainage approval and is condition upon same.

Vice Chairwoman Cooney asked if there were any other questions from the Board.

Mr. Kaplan stated: I believe this is a worthy project. The property is out of use, hazardous and an eye sore.

Councilman Sargenti questioned: Did we go over the garbage and recycling?

Mr. Kaufman stated: Yes, we revised the architectural plans for last meeting.

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Mr. Jovishoff stated: Yes, the details were revised on every floor and basement.

Mr. Kaplan stated: I believe this is a worthy project. We are dealing with a hazardous state of the property and this is concerning to me near a school. It can lead to dangerous activity. My concerns about the traffic have been addressed.

Mr. Kienz stated: If the Board wants to include an emergency generator, they can ask for it.

Mr. Kaplan stated: I amend my motion to include the need for an emergency generator.

Mr. Pohan joined the meeting late but did not miss testimony and was eligible to vote.

Mr. Forshner read the March 9, 2020 transcript and was eligible to vote.

A motion was made by Mr. Kaplan, seconded by Mr. Ferris, and passed on a vote of 7 to 0 by members Pohan, Marshall, Ferris, Sargenti, Forshner, Kaplan and Cooney, to approve this application for Preliminary & Final Major Site Plan – Five-Story, 30-Unit Multi-Family Development with Parking.

ADJOURNMENT

A motion was made by Mr. Marshall, seconded by Mr. Pohan, and passed without objection to adjourn this meeting at 7:54 p.m.

Respectfully submitted,

Christen S. Trentacosti

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Recording Secretary