

FORT LEE PLANNING BOARD

JUNE 12, 2023

PRESENT: A. Pohan, M. Marshall, P. Yoon, R. Ferris, B. Suh, J. Cooney, M. Sargenti, N. Forshner, M. Kaplan, H. Greenberg.

ABSENT: M. Sargenti, R. Kative.

ALSO PRESENT: Glenn Kienz, Esq., Board Attorney; Paul Grygiel of Phillips Preiss Grygiel Leheny Hughes LLC; Alvaro Gonzalez, Boswell Engineering.

NOTICE OF MEETING:

Chairman Greenberg stated: Let the minutes reflect that adequate notice of this meeting has been provided in the following manner: On November 28, 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.

APPROVAL OF MINUTES – MAY 22, 2023:

A motion was made by Mr. Ferris, seconded by Ms. Cooney, and passed on a vote of 7 to 0 by members Marshall, Yoon, Ferris, Cooney, Forshner, Kaplan and Greenberg, to approve the minutes for the meeting of May 22, 2023. Mr. Pohan and Mr. Suh abstained from the vote.

REFERAL FROM THE GOVERNING BODY:

AN ORDINANCE ESTABLISHING A REDEVELOPMENT PLAN AND DESIGNATING THE BOROUGH OF FORT LEE TO ACT AS THE REDEVELOPMENT ENTITY FOR THE REDEVELOPMENT PLAN FOR BLOCK 6451, LOTS 5.02 (2 EXECUTIVE DRIVE), 5.03 (1 EXECUTIVE DRIVE), AND 5.04 (1 EXECUTIVE DRIVE NORTH), AND AMENDING THE ZONING ORDINANCE OF THE BOROUGH OF FORT LEE TO ESTABLISH SPECIFIC DEVELOPMENT REGULATIONS IN THE AREA

Paul Grygiel stated: My firm prepared this plan. This is intended to implement the affordable housing. The Borough's obligation is over 400 units according to the agreement. 1 & 2 Executive Drive are the properties in question. This would allow for the vacant area to be built as well as on top of the parking garage. There would be 426 units with 79 affordable housing units. The height of the buildings is to scale with the mixed office and housing building, the converted housing building and other buildings in the area. Consistency with the Master Plan is your primary question and then any other items that you would like to raise or add.

Mr. Pohan questioned: There are three lots here. Are the 426 units all on the two smaller lots?

Mr. Grygiel stated: They will be on the vacant lot and the garage. Lot 5.02 is where the garage is and Lot

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5.03 will be brand new.

Mr. Pohan questioned: Were there units converted?

Ms. Trentacosti stated: There were units in the office building that were approved by the Zoning Board a couple of years ago to be converted to units.

Mr. Pohan questioned: So, it is 426 units plus these other units? I am trying to understand what the units are and the density.

Mr. Grygiel stated: There were 86 units approved by the Zoning Board in the office building but those are not included in these numbers. This is 426 units in addition to that. I do not have the density number here. I would have to do the conversion. The vacant lot will have 186 units, over the parking garage will have 180 units and there will be an addition 60 units distributed throughout the buildings.

Ms. Cooney questioned: The 426 units being quoted, some are already in existence?

Mr. Grygiel stated: The space is there but not the units per say.

Ms. Cooney questioned: Are they changing the configuration?

Mr. Grygiel stated: There is unified access now.

Mr. Forshner questioned: What is the basis for the redevelopment?

Mr. Grygiel stated: The Board approved the piece of land in the rear previously for the affordable housing units to help with the obligation.

Mr. Forshner questioned: So, the new building is going where the dirt is and the other building goes on top of the existing parking garage?

Mr. Grygiel stated: Yes.

Mr. Marshall questioned: We had to do this because of the state requirements but is this the last of it?

Mr. Grygiel stated: There were the senior units that were proposed, if that works out, there were other developments that had units in them. You also have Kaufer's Lane coming and some potentially by the Palisades Park border.

Councilman Yoon stated: I know our Borough Attorney is working on the settlement plan. The affordable housing plan keeps changing, which is part of the problem. You used to be able to contribute money, not just units but that has now changed.

Mr. Grygiel stated: Part of the Borough's settlement is these units. The Borough will be back in court this week and hopefully the judge will say that you are done. You have to build these affordable units and that can't change. They then might come back again in 2025 to review.

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A motion was made by Mr. Kaplan, seconded by Mr. Marshall, and passed on a vote of 9 to 0 by members Pohan, Marshall, Yoon, Ferris, Suh, Cooney, Forshner, Kaplan and Greenberg, to recommend to the Mayor & Council that the Ordinance and Redevelopment Plan are consistent with the Master Plan.

ADJOURNMENT

A motion was made by Councilman Yoon, seconded by Mr. Forshner, and passed without objection to adjourn this meeting at 7:49 p.m.

Respectfully submitted,

Christen S. Trentacosti

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Recording Secretary