

FORT LEE PLANNING BOARD
JULY 22, 2019

PRESENT: M. Marshall, L. LaMastro, R. Ferris, B. Suh, J. Cooney, M. Sargenti, R. Kative, M. Kaplan, H. Greenberg.

ABSENT: A. Pohan, N. Forshner.

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

NOTICE OF MEETING:

Chairman Greenberg 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. On February 25, 2019 this Body, by Resolution, adopted an Amended 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, 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 2019 to cover the cost of mailing.

APPROVAL OF MINUTES – JUNE 24, 2019:

A motion was made by Mr. Marshall, seconded by Mr. Ferris and passed on a vote of 9 to 0 by members Marshall, LaMastro, Ferris, Suh, Cooney, Sargenti, Kative, Kaplan and Greenberg, to approve the minutes for the meeting of June 24, 2019.

MEMORIALIZATIONS:

**DOCKET #4-19 1616 BERGEN LLC
 1616 BERGEN BOULEVARD
 BLOCK 3452, LOT 3.01
MINOR SITE PLAN – SIGNAGE – SIX (6) BLADE SIGNS**

Ms. Kative questioned if she could change her vote at this time.

Mr. Kienz stated: Action has been taken. That vote is done. The only reason to vote now is if something is wrong with the resolution.

A motion was made by Ms. Cooney, seconded by Councilman Sargenti, and passed on a vote of 4 to 0 by members Suh, Cooney, Sargenti and Kative, to approve the Memorialization for the Resolution of Approval for Signage.

PUBLIC HEARINGS:

AREA IN NEED OF REDEVELOPMENT

REDEVELOPMENT AREA 10

1435 10TH STREET

BLOCK 2752, LOT 19

**REVIEW OF PLAN PREPARED BY PHILLIPS PREISS GRYGIEL LEHENY HUGHES LLC –
DATED: JULY 2019**

Michael Jovishoff stated: My office was directed to prepare the plan for Redevelopment Area 10. It is a single lot of 17, 846 sq. feet. The east part of the property has one- and two-family dwellings surrounding it. It is one block south of the Lewis F. Cole Middle School. There are multifamily dwellings to the west and the south; and Palisades Park is zoned for commercial. Effectively, this is a transitional property. It is vacant now. It is a triangular piece of property. It slopes from south to north. The reason it was deemed an area in need of redevelopment is because it is a challenging site. It has been vacant a number of years. The re-use for a daycare is highly unlikely. It is poorly located for commercial and poorly suited for what it is zoned for, one & two family. It is topographically challenged, has an odd configuration and would require a lot of money for environmental cleanup. The goals of the redevelopment plan are to provide appropriate land uses, provide for an increase in the economic base of the redevelopment area, to minimize the negative impact on the surrounding neighborhood, capitalize on the existing strengths of the redevelopment area, promote residential development that will benefit the community and provides the opportunity to generate affordable housing for the Borough and forwards the Boroughs objectives of the Master Plan. The plan provides for 10% of the units to be low/moderate income. The bulk standards are as follows: The maximum height will step back from the front of the façade, there will be a minimum front yard of five feet, the minimum north-facing side lot line shall be ten feet, the west-facing rear property line shall be six feet and the maximum lot coverage shall be 80 percent. Year-round landscaping shall be provided for dense natural screening adjacent to the residential along with a decorative fencing. There will be a garden at the south end and new street trees on 10th Street. The vehicular access will be from 10th Street and the parking must conform with the RSIS. There is no displacement and no relocation.

Ms. Cooney questioned: The 10% affordable housing of 30 units is three units. Who decides what three units they are?

Mr. Jovishoff stated: I am not sure how they decide but it must be distributed low to very low.

Ms. Cooney stated: I am assuming it would be three, one-bedroom units.

Mr. Jovishoff stated: There are certain requirements from the State that mandate the distribution. The developer also has the option to put the units off site.

Mr. LaMastro stated: Another excellent report prepared by Mr. Jovishoff. I was at the site way back. This would be an amazing addition to our Borough. It will enhance it if it comes to fruition.

Mr. Kaplan questioned: Is the inclusion of the passive garden to help with the storm water?

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Mr. Jovishoff stated: It could be helpful. We had extra land, so we wanted it put in. It will probably help, but I just wanted a park.

Mr. Kaplan questioned: The Master Plans of the surrounding Boroughs were mentioned in your report. How did it affect your report?

Mr. Jovishoff stated: The only Borough that could be affected is Palisades Park and I could not get their Master Plan.

Ms. Kative questioned: The property has a retaining wall in the back. Who is responsible for maintaining that wall?

Mr. Jovishoff stated: That wall must be replaced. It would fall on the developer who will come with the details when they come back before the Board for site plan approval.

Mr. Ferris questioned: The drawings were done by Premier Developers. Will they be the developer and how were they selected ahead of time?

Mr. Jovishoff stated: It is a small project that is owned by the developer. We saw an opportunity to control the design. The developer came in to discuss the project and I carved back where I could. The Mayor and Council also reduced the number of units that they wanted.

Mr. LaMastro questioned: What is the acreage?

Mr. Jovishoff stated: It is .41.

Mr. Suh questioned: The pump station down the street will be able to handle all of the water?

Mr. Jovishoff stated: I don't know but when the applicant comes in with the application, we will ask then.

Chairman Greenberg stated: He will be required to make sure the water is taken care of.

A motion was made by Mr. LaMastro, seconded by Mr. Ferris, and passed on a vote of 9 to 0 by members Marshall, LaMastro, Ferris, Suh, Cooney, Sargenti, Kative, Kaplan and Greenberg, to recommend to the Mayor and Council that the proposed Redevelopment Plan for Area 10, 1435 10th Street, Fort Lee, be adopted.

Ms. Cooney stated: I would also like to request that the Redevelopment Agreement for this application, and all applications, be sent to us for a courtesy review before they are adopted.

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ADJOURNMENT

A motion was made by Ms. Kative, seconded by Mr. Ferris, and passed without objection to adjourn this meeting at 7:56 p.m.

Respectfully submitted,

Christen S. Trentacosti

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Recording Secretary