

**FORT LEE PLANNING BOARD**  
**AUGUST 7, 2023**

PRESENT: R. Ferris, B. Suh, J. Cooney, N. Forshner, R. Kative, M. Kaplan, H. Greenberg.

ABSENT: A. Pohan, M. Marshall, P. Yoon, M. Sargenti.

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

**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 – JULY 10, 2023:**

A motion was made by Ms. Cooney, seconded by Mr. Ferris, and passed on a vote of 6 to 0 by members Ferris, Suh, Cooney, Forshner, Kative and Kaplan, to approve the minutes for the meeting of July 10, 2023. Chairman Greenberg abstained from the vote.

**PUBLIC HEARINGS:**

**DOCKET #3-23 MCRT INVESTMENTS, LLC on behalf of  
FORT LEE LOWER MAIN URBAN RENEWAL, LLC  
41, 47, 51 & 55 MAIN STREET &  
1636 & 1640 KAUFER LANE  
BLOCK 4355, LOTS 11, 12, 20, 21, 22 & 23  
PRELIMINARY & FINAL MAJOR SITE PLAN – 14-STORY, 253 UNIT RESIDENTIAL  
BUILDING**

Gail Price, Esq. stated: We represent the applicant. We are here pursuant to the Redevelopment Plan. We are finalizing the Redevelopment agreements and we are on the final set of revisions. There are no variances, waivers or deviations being requested. Pending this Board's decision, we will have two great new projects for the Borough.

Mr. Kienz stated: Notice for both applications is good. We are going to let the witnesses testify, let the Board ask questions, the professionals ask their questions and then open it up to the public. We will then come back and do the second application. If there is redundant testimony, we can note it and proceed.

Ms. Kative questioned: Can we refer to them as Tower A and Tower B instead of by blocks and lots?

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Ms. Price stated: We will refer to them as Upper Main and Lower Main since that is what they are referred to in the Redevelopment Agreement.

Mr. Kienz stated: For the record we are starting with Lower Main.

All three of the professionals were sworn in at this time.

Bruce Stieve, MHS Architects, 1225 Willow Avenue, Hoboken, was sworn in as an Architect.

John Harter, Atlantic Traffic & Design, 30 Independence Boulevard, Warren, was sworn in as a Traffic Engineer.

Ben Crowder, Bohler Engineering, 30 Garber Square, Ridgewood, was sworn in as an Engineer.

**The CV's were marked as Exhibits A-2, A-5 and A-8**

Mr. Kienz stated: **Exhibit A-1 is the Site Plan Package.** I have your exhibit list and will make it as part of the resolution or addendum to.

Ben Crowder, Bohler Engineering, 30 Garber Square, Ridgewood, presented first.

Mr. Crowder stated: **Exhibit A-3 is an Ariel Exhibit dated August 7, 2023.** The top is north. This property is comprised of six tax lots. The Pinnacle apartments are to the north, additional residential to the south, there is frontage on Kaufer and Hudson Terrace. There is a 75 foot grade change from Kaufer to Main. A lot of the architectural design was focused around the existing topography. **Exhibit A-4 is the Site Layout Plan, dated August 7<sup>th</sup>, by Bowler, colorized version.** It is identical to the submittal to the Board of the revised plan dated July 14, 2023. We are consolidating six parcels to one totaling 1.554 acres. The proposal is a 14-story, multi family residential structure conforming to the Redevelopment Plan. There is 82.2% impervious coverage and 253 units. The parking requirement is 0.8 spaces per studio/one-bedroom, 1.3 spaces per two-bedroom and 1.9 spaces per three-bedroom. We require 298 spaces and we are providing 300 spaces. Fifteen percent of the spaces will be EV ready over the six year requirement and are included in the overall count. The access point to the lower level of parking is located on Main Street and centered to the building. It is right in and right out only. A majority of the loading is on this level. We have an application into the County for this project. There is also driveway access to enter the garage on Kaufer. We have a fully compliant design for the Stormwater Management proposal with an underground retention system and slow release. There will be all new sidewalks and street lights along Main and Kaufer. As for landscaping, we are providing street trees and there will be over three hundred plantings with this application.

Ms. Price questioned: Have you reviewed Mr. Gonzalez's stormwater comments and can we comply?

Mr. Crowder stated: Yes.

Ms. Price questioned: Your office prepared the stormwater report, facilities reports, project impact report and if there need to be addendums or revisions you will do them?

Mr. Crowder stated: Yes.

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Ms. Price questioned: Do you find anything in the Board review letters unacceptable?

Mr. Crowder stated: No

Mr. Kienz questioned: There will be additional reports coming from our experts and you will have no problem working with them?

Mr. Crowder stated: Yes.

Chairman Greenberg questioned: Have you seen the Fire Prevention letter?

Mr. Crowder stated: Yes, and we will comply.

Bruce Stieve, MHS Architects, 1225 Willow Avenue, Hoboken, presented next.

Mr. Stieve stated: **Exhibit A-7 is a PowerPoint of the architectural plans.** Main Street is to the East of the property and Kaufer Lane is to the West of the property. It is about 1.55 acres. There is a drone photo looking East at the site between the two existing buildings. There is a rendering of the site showing the 14-stories of residential over five stories of parking. The ground floor plan shows the vehicular entrance, right in and right out, with a loading area, lobby and mail, packaging and leasing office. There is also a loading bay, moving elevators, a trash and package room. There are also building utilities, bike storage and ancillary building storage. The second parking level you can circulate up through a series of ramps and there is a dog area outdoor for the dogs, a maintenance office and building storage. Level six is the first residential floor. The building steps back and there is a roof to be used for amenities, outdoor workouts, pool, BBQ, maybe firepits with residential units surrounding them. At Kaufer there is a residential lobby and a drive in/drive out circulation for drop off. The 253 units are comprised of 25 affordable housing units (5, one-bedroom, 15, two-bedroom and 5, three-bedroom – disbursed throughout the building), 12 studio apartments, 86 one-bedroom apartments, 128 two-bedroom apartments and 27 three-bedroom apartments. These are all typical floors throughout the building. The thirteenth floor steps out for outdoor amenities area and indoor activity area with a kitchen to rent for functions. There is one additional floor of units and a roof plan. There is brick and metal paneling with some balconies and potential outdoor space for some units. It is 147 feet in height. There are a couple of areas we have to adjust to comply with the Redevelopment Plan completely. The Main Street façade lobby rendering, we need to modify here so there are no walls that have more than 10 feet without windows. By code, we cannot have windows in some places so the revised plan in the packet shows the recessed openings along the façade with the decorative metal panels and doors. There is a nighttime version of this building façade with the building mounted lighting. The north façade has light and dark colored brick with a dark metal panel with a lighter metal panel to access the entry way since it matches the neighboring building. The wall can't go 100 feet without a change in the wall so we pushed in the wall and changed to dark metal panel and recessed. The south elevation has the open amenities area with opening areas proposed in the parking garage. The revised elevation is to comply with the plan and we will continue to work with your professionals and put in some openings and some recessed panels. There is one area of the façade with no openings that is below grade so we cannot put in windows but we can extend the recess of the below and will break up to portions lower than one hundred feet. There is a monument sign at Kaufer and at the Main entrances. The letters are ten inches tall, are metal and mounted on a brick backing with halo lighting. There is a building section showing the grade change between the two frontages and a rendering at night.

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Ms. Price questioned: The revisions you just spoke about were on A16 to A20?

Mr. Stieve stated: Yes, the building elevation drawings.

Ms. Price questioned: You meet all current ADA standards?

Mr. Stieve stated: Yes.

Ms. Price questioned: The Fire Department asked about access. Entry is in the parking garage how?

Mr. Stieve stated: There is a garage door that rolls up and down.

Ms. Price stated: I can confirm that the stalls for parking are numbered but not assigned.

Mr. Stieve stated: I would also like to clarify something. We made a typo with saying 57 EV stations. The fifteen percent requires 30 stalls. There were also 3 stalls in the handicap. There is a total of 60 EV spots, so we meet the requirement.

Ms. Price questioned: There is nothing in the reports that you have seen that you cannot address, correct?

Mr. Stieve stated: Yes.

Ms. Price questioned: You are open to additional revisions?

Mr. Stieve stated: Yes.

John Harter, Atlantic Traffic & Design, 30 Independence Boulevard, presented next.

Ms. Price questioned: The traffic report was submitted as a part of the application submission, so I did not mark it as an exhibit. Have you seen the Neglia Engineering review letter dated August 3<sup>rd</sup>?

Mr. Harter stated: Yes.

Ms. Price questioned: You reviewed the traffic around both of these projects?

Mr. Harter stated: Yes, and the design is appropriate for pedestrian and vehicular traffic. There is a sidewalk and curb ramp proposed on both frontages. We met with the County and we limited turns to rights only for safety. In May of 2021, we met with Alan Camlet and spoke about the scope of work with both sites. We did counts in March of 2022 but because of all of the Covid that affected traffic engineers in May of 2023 we installed ATRs to capture volume and made adjustments to the original numbers. There were no adjustments needed in the morning count. There was a six percent increase in the evening count and there was a seven percent increase in the Saturday count. 2025 is our build year. Based on the number of units the trip generation was seventy-five morning trips eighty-nine evening trips and one hundred and six Saturday trips. A traffic study is required to be done for over one hundred trips so from the numbers only the weekend would meet that need. The predominant number of cars would go the Main Street, two thirds, and the remainder would go to Kaufer. If you look at the busiest Saturday, with the site driveway and build conditions, you would be looking at an increase of 2.5 percent on Main Street to our building. In Mr.

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Intindola's review we pursuing a left in from Main and it was removed since talking to the County. This does not affect our study. It is a better design to not have the left in. Based on the traffic levels of service, our results for this project were a C or better. We still had favorable levels of service at peak hours. Our parking is compliant. If you look at the ITE the demand would be two hundred and fifty parked cars and we have three hundred spaces. The site is well designed for traffic and provides pedestrian access.

Ms. Price questioned: Is there anything in Mr. Intindola's report that you did not or could not address?

Mr. Harter stated: No.

Chairman Greenberg questioned: Can you address our Police Chief's notes about the possibility of the timing of the light at Main and Federspiel needing to be evaluated after the project is completed and that the entrance on Main to Lower Main has limited sight distance.

Ms. Price stated: We have not seen them, but we will take a look and have Mr. Crowder address them.

Mr. Intindola questioned: Can you summarize the driveway movements?

Mr. Harter stated: It is a right in and a right out. Kaufer is a full movement driveway. The egress is only left in right out and south on Kaufer.

Chairman Greenberg asked for questions and comments from the public.

Noal Cali, 1583 Anderson Avenue, questioned: I understand that each room only needs 0.8 or 1.3 cars per bedroom count but we can't cut cars in half. Are you going to provide three hundred spaces on the street?

Chairman Greenberg stated: The law doesn't see it that way. We can't do anything about that.

Mr. Kienz stated: They have done studies over years to come up with these standards, country wide and New Jersey wide. The Board is not allowed to argue this. They would be going against the State. The Hudson waterfront, like Weehawken, have actually lowered their standard. The Board is in no position to talk about parking.

Ms. Cali questioned: There is a sink hole on English street next to Penrose and Penrose is sinking. They are not allowing trucks. I lived across from a building that Luppino built. The wind is horrific, and it is shading. We are not doing anything about it. Why are you building this size here?

Chairman Greenberg stated: It is zoned for this. We appreciate your concerns, and you should address those to the police department or DPW.

Ms. Cali questioned: At some point we have to stop the raping of Fort Lee. What happens to the little people? What about the feral cats?

Chairman Greenberg stated: We can't do anything about that.

Oleg Skakun, 1624 Federspiel Street, stated: The building is beautiful but before there was 69 Main Street it was quiet and now it is not. A tree fell and damaged my property after I redid it. The wind is so bad between

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the two buildings. We are losing the sunrise. You don't have to build so much on these properties. I can't even go out on a Saturday. The 2.5 increase will worsen that.

Ms. Price stated: There is a Redevelopment Plan in place and the Board is not being asked to approve the height.

Chairman Greenberg stated: These things have gone on for thirty and forty years. I have buildings that block sun and the wind is awful where I live also.

Thomas Bodenski, 1616 & 1620 Federspiel Street, stated: I married and expanded into Fort Lee. I now have properties in town and I am concerned about the street up from Main. They are going to cross over Main and cut off the entrance to u-turn in traffic. I am concerned they are going to do this to avoid the traffic.

Chairman Greenberg stated: This is up to the traffic department and police department when this happens. It has happened in the past and they have addressed it.

Mr. Bodenski questioned: What about the light and wind. I like the design but as an investor I am impacted. I am against this.

One of the members of the public stated they never received notice. The address was given and was being checked.

Mr. Kienz stated: This has been going on a year, year and a half. There have been studies done and the ordinance affects what can and cannot take place. What's in the ordinance was done by the Governing Body. This Board commented on those items but right now we are really here to make sure that they are meeting that ordinance. If they did then the Board will act on it. If they didn't then we have to look more into it.

Peter Kortright, 100 Old Palisade Road, questioned: I have been living here for more than seven years on the thirty-fifth floor. For your deliveries, what is the plan. I see box trucks in the middle of Main Street all the time. Do you have a way of preventing that?

Mr. Stieve stated: That will all happen within the building. There is a loading bay to accommodate this.

Mr. Kortright questioned: Is it one truck or more at a time?

Mr. Stieve stated: One larger truck and one smaller truck, all to be accommodated inside of the building.

Mr. Kortright questioned: If you're going north on Main can you tell me how they would get to Kaufer Lane? What the circulation pattern is?

Mr. Harter stated: You would go north on Main, Hudson Terrace, left on Central, left on Bigler, a left back onto Main, then a right in.

Mr. Kortright questioned: I appreciate Old Palisade being a one way and we would appreciate the police department leaving that. Old Palisade hasn't been paved in thirty to forty years. Can you contribute to that being paved?

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Chairman Greenberg stated: I asked for a long time why we don't make that a paved road going up and down. They won't develop it. Make a proposal to the town council that you want it a paved road. We would like to see it paved also.

Ms. Price stated: We are making a contribution per the Redevelopment Plan. If they want to use the money towards the paving of that, it is up to the Mayor & Council.

Katuska Pena, 1640 Federspiel Street, stated: Old Palisade Road and the two way Federspiel Street are the two ways up to Main Street and they are really the only protection that we have from the bridge. I don't think you understand how hard it is to get my daughter to the high school. Traffic is unbearable. I agree that the police are doing their best but it is still unbearable. This is a beautiful building but I don't know what traffic will look like. We have a hard time navigating now. I understand the bridge is what it is but still.

Chairman Greenberg stated: I can't get out of my driveway either. I understand.

Mr. Forshner questioned: I am thrilled about the right in, right out only, but how are you going to control this?

Mr. Crowder stated: We are currently before the County Planning Board. I am sure we are going to have stripping and signage but I am sure they are going to force a pork chop.

Mr. Forshner stated: I agree. You are going to need to force it or it is going to be an issue. The Police Chief's comment about the site distance, I am a practicing engineer and there is an issue there that needs to be evaluated.

Mr. Crowder stated: Yes, that is going to be a County issue.

Ms. Kative questioned: Kaufer Lane is eighteen feet wide. Is there anything in that plan to widen the street? You are going to have a problem with turning.

Ms. Price stated: No, we have no plan to do that.

Ms. Kative questioned: Does your parking number include guest parking?

Mr. Crowder stated: The 0.8, 1.3 and 1.9 numbers factor in the guest parking.

Ms. Kative questioned: Yes, but where does the guest parking exist in your plans?

Mr. Stieve stated: The lowest level that is accessed off of Main Street has the guest parking at the entrance.

Ms. Kative questioned: How many EV spaces are there?

Mr. Stieve stated: There are a total of 60 on lower Main.

Ms. Kative questioned: How are you getting out of the building?

Mr. Harter stated: You would go north on Main to Hudson, a left on Central, left on Bigler and left on Main.

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Ms. Kative questioned: Federspiel is a one way going North and Kaufer, Cedar, English and Park are affected. Have you gone to Mayor and Council about changing this?

Ms. Price stated: No.

Ms. Cooney questioned: The Main Street entrance, what is the egress there?

Mr. Stieve stated: Right out only.

Ms. Cooney stated: What if I am just dropping off? Do I pull in?

Ms. Stieve stated: You pull into the parking garage and pull out of the parking garage.

Mr. Kaplan questioned: There are two points of access on Kaufer and Main. Any addition of cars will have minimal impact on the other intersections, correct?

Mr. Harter stated: Yes.

Mr. Kaplan questioned: You're expecting one-third of the traffic onto Kaufers?

Mr. Harter stated: Yes, the two-thirds is expected on Main.

Mr. Kaplan stated: We all care greatly about the impact this will have on your lives.

Mr. Suh questioned: This is going to impact the schools. School 1 is packed and that is their location. Have you consulted with the Board of Education?

Ms. Price stated: No.

Chairman Greenberg stated: That is the responsibility of the township. This was discussed with the Mayor and Council early on.

Mr. Forshner stated: I have a comment on what Ms. Cooney was saying about drop off. I know you can drop off, but you have to make a u-turn in the garage. There should be a circular drive. I know you may need to eliminate spaces, but it needs to be done.

Mr. Crowder stated: There is an ingress and egress point on Kaufer with one way circulation for drop off.

Ms. Cooney stated: You're not allowing for anyone to just get dropped off.

Mr. Crowder stated: The Main lobby is on Kaufer.

Ms. Cooney questioned: Why on Main?

Mr. Crowder stated: That was part of the Redevelopment Plan.

Ms. Price stated: There is a concierge on Main and the leasing office will be located at that location.



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Ms. Cali questioned: Is the leasing office open twenty-four hours?

Ms. Price stated: There will be a concierge on Kaufer. Also, to correct something that was said before, the RSIS standard law in New Jersey established the count that this Board and everyone Board in New Jersey has to follow.

Ms. Price also stated for the record that the notice was stamped in and mailed out to the address that one of the residents stated they never received notice of the meeting.

Mr. Grygiel stated: As far as the items that were raised about the deviations, I can concur that if the changes are made then they should comply.

Mr. Kienz stated: And subject to your final approval.

Mr. Kienz stated: This vote is subject to all of the reports and everything that has been jotted down this evening.

A motion was made by Ms. Cooney, seconded by Mr. Kaplan, and passed on a vote of 7 to 0 by members Ferris, Suh, Cooney, Forshner, Kative, Kaplan and Greenberg, to approve the application for Preliminary & Final Major Site Plan Approval – 14-Story, 253 Unit Residential Building, subject to all items discussed during the hearing.

**DOCKET #2-23      MCRT INVESTMENTS, LLC on behalf of  
FORT LEE UPPER MAIN URBAN RENEWAL, LLC  
90-100 MAIN STREET  
BLOCK 4355, LOTS 14, 15 & 16  
PRELIMINARY & FINAL MAJOR SITE PLAN – 14-STORY, 172 UNIT RESIDENTIAL  
BUILDING**

Gail Price, Esq. stated: We represent the applicant. We are going to go over all of the same testimony pertaining to this building. You received all of the CV's and they are marked as Exhibits A-2, A-5 and A-8.

All three of the professionals were sworn in at this time.

Bruce Stieve, MHS Architects, 1225 Willow Avenue, Hoboken, was sworn in as an Architect.

John Harter, Atlantic Traffic & Design, 30 Independence Boulevard, Warren, was sworn in as a Traffic Engineer.

Ben Crowder, Bohler Engineering, 30 Garber Square, Ridgewood, was sworn in as an Engineer.

**Exhibit A-3 is an Ariel dated August 7, 2023  
Exhibit A-4 is the site plan dated August 7, 2023**

Ben Crowder, Bohler Engineering, 30 Garber Square, Ridgewood, presented first.

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Mr. Crowder stated: **Exhibit A-1 is the Site Plan Package** . We are now talking about Upper Main, Tower B. This is made up of three tax lots. This is Main Street to Federspiel. The other site is a couple of parcels away. Pinnacle divides the two towers. There is a fifty foot grade change from Federspiel to Main. **Exhibit A-4 is a colorized sheet of C301 with landscaping improvements added**. This is for a fourteen story, one hundred- and seventy-two-unit building. The height is 155 feet. It is all in compliance with the plan. The impervious coverage, etc. are all within the required parameters. The elevation difference is how we made the garage levels functional. The RSIS standard for parking is 0.8 spaces per studio/one-bedroom, 1.3 spaces per two-bedroom and 1.9 spaces per three-bedroom. We require 205 spaces and we are providing 208 spaces and four spaces are surface parking along the Federspiel site. We are before the County Planning Board. You enter the Main entrance for the lowest level of garage. The Federspiel entrance has the ingress circulation and drop off. We have a fully compliant design for the Stormwater Management proposal. We have Mr. Gonzalez's August 4<sup>th</sup> memo and we will comply. We will have streetlights that are thirteen feet in height and new sidewalks. For landscaping we will be providing street trees with twelve being on Main street and four being on Federspiel. We are also providing around six hundred and seventy-five plantings on the upper Main side.

Ms. Price questioned: Your office prepared the stormwater report, facilities reports, project impact report geo report and ALTA survey and if there need to be addendums or revisions you will do them?

Mr. Crowder stated: Yes.

Ms. Price questioned: Do you find anything in the Board review letters that you cannot comply with or any issues?

Mr. Crowder stated: No

Bruce Stieve, MHS Architects, 1225 Willow Avenue, Hoboken, presented next.

Mr. Stieve stated: **Exhibit A-7 is a PowerPoint of the architectural plans**. There is a site photo looking west. It is located to the right of the Pinnacle. There is an ariel looking east and the site from the north looking to the south. There is a rendering of the proposed project in the site location. It is a fourteen story building. This is the lowest level of parking direct from the Main access. The switch gear station is here. We have two hundred and eight parking spaces. Fifteen percent are EV spots which is thirty-one with two being handicap spaces. There is a level coming off of Federspiel. The loading area turn off driveway and package room serving the lobby and residence. The lobby is located at the corner of Main and Federspiel and has high visibility. The first residential floor has the amenity deck with outdoor access, a small pool and residential units. The 172 units are comprised of 21 affordable housing units (4, one-bedroom, 12, two-bedroom and 5, three-bedroom – disbursed throughout the building), 13 studio apartments, 26 one-bedroom apartments, 12 one-bedroom apartments with a den, 99 two-bedroom apartments, 12 two-bedroom bedrooms with a den and 10 three-bedroom apartments. Higher up there is a two story amenity space with indoor amenities and a lounge area facing the Hudson. There is screened mechanical equipment. The building is predominantly light and dark brick with a series of balconies. We are compliant with the Redevelopment Plan. There are two minor adjustments needed. The south of the buildings has no openings and we will make adjustments to the base of the building and the same on the other side of the building.

Mr. Kienz questioned: You can comply with the reports and you will work out the details with our

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professionals?

Mr. Stieve stated: Yes.

Mr. Stieve stated: The other item is the signage. We will revise the letter height to be ten inches tall to meet compliance. This is a view of the entrance off of Main Street and an ariel of the two projects at dusk along Main.

Ms. Price questioned: You have no problem working with the professionals for revisions?

Mr. Stieve stated: No.

John Harter, Atlantic Traffic & Design, 30 Independence Boulevard, presented next.

Ms. Price questioned: You prepared the traffic impact statement?

Mr. Harter stated: Yes.

Ms. Price questioned: Are the series of counts similar to what you testified to before?

Mr. Harter stated: Yes.

Ms. Price questioned: All of the components are known as a typical traffic study and you viewed the plans with the engineer and the architect?

Mr. Harter stated: Yes.

Ms. Price questioned: Were there any issues that needed revisions from a traffic standpoint when you reviewed those plans?

Mr. Harter stated: No.

Ms. Price questioned: When you viewed the civil plans, there were no changes need vehicularly or pedestrian wise?

Mr. Harter stated: No.

Ms. Price questioned: You are working with Bohler Engineering on the submission to the County?

Mr. Harter stated: Yes.

Ms. Price questioned: You will further work with Neglia?

Mr. Harter stated: Yes, as necessary. There were also A&B results on the traffic study for this Tower which shows less traffic generated than the other Tower.

Ms. Price questioned: The other result was C or better?

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Mr. Harter stated: Yes.

Ms. Price questioned: You will work with the Boards experts to finalize and refine any plan components needing to be worked out that we received, reviewed or are in the works?

Mr. Harter stated: Yes.

Ms. Cooney questioned: Are these building anticipated to be built simultaneously?

Ms. Price stated: That is unknown at this point.

Ms. Kative questioned: You have a Verizon letter for the buildings but why not Spectrum?

Mr. Crowder stated: As we advance in the project we will look further.

Ms. Kative questioned: How do you get into the building with Federspiel going north?

Mr. Harter stated: You can enter right in front from Main. It is a right in and a right out or you can go Cedar to English.

Ms. Kative stated: That is why I think Federspiel should be a two-way street.

Mr. Forshner stated: The right in, right out, should have the same triangle curb to force it. There will be site distance issues here too that need to be looked at.

Mr. Harter stated: Yes, both of these will be County issues and will be examined through them.

Mr. Grygiel stated: I have the same comments about the deviations and when revised they will most likely comply.

Mr. Kaplan questioned: Mr. Gonzalez, the numbers for the stormwater runoff are still robust and will be able to handle?

Mr. Gonzalez stated: Yes, there was a change to the requirements on July 17<sup>th</sup> of this year.

Mr. Kaplan questioned: It will reduce the stormwater?

Mr. Gonzalez stated: Yes.

Ms. Cooney questioned: How does laundry and garbage collection work? There is a chute on every floor?

Mr. Stieve stated: Each unit has its own laundry and there is a centralized location for garbage, and it will be brought down. Recycling too.

Chairman Greenberg asked for questions and comments from the public.

A motion was made by Mr. Kaplan, seconded by Mr. Forshner, and passed on a vote of 7 to 0 by members

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Ferris, Suh, Cooney, Forshner, Kative, Kaplan and Greenberg, to approve the application for Preliminary & Final Major Site Plan Approval – 14-Story, 172 Unit Residential Building, subject to all items discussed during the hearing.

**NEW BUSINESS**

Mr. Kaplan questioned: Can we recommend to the Mayor and Council that after the project is completed a review of the circulation is done? Christen can send the letter.

Ms. Cooney stated: We found that they are compliant with the Redevelopment Plan. I am sure that they had put that in there.

Chairman Greenberg stated: I agree. I think there is no harm in sending the letter to have them review it when it is finalized.

Mr. Kaplan stated: Okay, then I would like to recommend that Christen send the letter recommending that the traffic circulation in the area be evaluated after they are both built.

The Board agreed.

**ADJOURNMENT**

A motion was made by Ms. Cooney, seconded by Mr. Kaplan, and passed without objection to adjourn this meeting at 10:20 p.m.

Respectfully submitted,

*Christen S. Trentacosti*

Christen S. Trentacosti

Recording Secretary