

**FORT LEE PLANNING BOARD**  
**SEPTEMBER 11, 2023**

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

ABSENT: R. Kative.

ALSO PRESENT: Louis Karp, 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 – AUGUST 7, 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, Kaplan and Greenberg, to approve the minutes for the meeting of August 7, 2023. Mr. Pohan, Mr. Marshall, Councilman Yoon and Mr. Sargenti abstained from the vote.

**MEMORIALIZATIONS:**

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

A motion was made by Ms. Cooney, seconded by Mr. Forshner, and passed on a vote of 6 to 0 by members Ferris, Suh, Cooney, Forshner, Kaplan and Greenberg, to approve the Memorialization of the Resolution of Approval for Preliminary & Final Major Site Plan – 14-Story, 172 Unit Residential Building.

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**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  
APPROVED      BLOCK 4355, LOTS 11, 12, 20, 21, 22 & 23  
PRELIMINARY & FINAL MAJOR SITE PLAN – 14-STORY, 253 UNIT RESIDENTIAL  
BUILDING**

A motion was made by Mr. Ferris, seconded by Ms. Cooney, and passed on a vote of 6 to 0 by members Ferris, Suh, Cooney, Forshner, Kaplan and Greenberg, to approve the Memorialization of the Resolution of Approval for Preliminary & Final Major Site Plan – 14-Story, 253 Unit Residential Building.

**CAPITAL REVIEWS:**

**FORT LEE BOARD OF EDUCATION  
308 TOM HUNTER ROAD  
BLOCK 3952, LOT 1  
LAND & BUILDING ACQUISITION**

Dr. Robert Kravitz, Superintendent of the Fort Lee Public Schools stated: I am here with the architect for the project, Gus Arnone of Environetics Group Architects, P.C. We purchased the property located at 308 Tom Hunter Road which was a small Montessori school. We currently have a preschool program, and we have to waitlist about thirty people. This is a three-classroom building and will allow us to be able to take in these waitlisted students and put them on the top floor in two classrooms. We also have a 18–21-year-old program for special needs. They are low functioning, and we help them learn how to function and teach them life skills. Usually at this age we have to send them out to other towns. Now, we can keep them in house, save money and help the program to grow. They learn how to make beds, cook and we help them find jobs. There are only slight changes to the 18-21 year old classroom which is on the first floor. We have to add a kitchen, laundry area and make the bathroom ADA compliant. The second floor, for the preschool, only requires a paint job and the outside requires no changes except for some slight landscaping.

Mr. Pohan questioned: Are there common areas for the preschool and 18-21 year old program?

Dr. Kravitz stated: There is a common entry, but the stairway is separate.

Mr. Pohan questioned: Do they run the same hours?

Dr. Kravitz stated: The 18–21-year-olds are all different because they have work programs. The preschool is about an hour and a half less in time than a normal 8:00 a.m. to 3:00 p.m. school day.

Mr. Arnone stated: They have separate restrooms as well.

Mr. Kaplan questioned: Does this eliminate the waitlist for the preschool?

Dr. Kravitz stated: We are hopeful, after this, yes with some room.

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Chairman Greenberg asked for questions/comments from the public.

A motion was made by Ms. Cooney, seconded by Mr. Sargenti, and passed on a vote of 9 to 0 by members Pohan, Marshall, Yoon, Ferris, Suh, Cooney, Sargenti, Forshner and Greenberg, to find the project to be consistent with the Master Plan.

**BOROUGH OF FORT LEE  
2033 CENTER AVENUE  
BLOCK 4651, LOT 8  
LAND ACQUISITION**

Chairman Greenberg questioned: Does anyone know the purpose?

Councilman Yoon stated: It is undetermined at the moment. Prior, we had plans for a senior center with the County, but we had a town hall where the residents were loud and clear about their concerns, and we decided to pull back. If the land is not used for the senior center, we still feel that it is useful considering it is adjacent to the Borough's lot.

Mr. Pohan questioned: Not that I don't believe what Councilman Yoon is saying, but procedurally is it okay that there is not someone here to testify?

Mr. Karp stated: Yes, it is fine. Councilman Yoon is probably the only one that can give us the best idea since there are no plans. I am assuming they are going forward with no plan because they need to acquire the property while it is still available and if they didn't acquire it now, it might not be around if and when there are plans. This is an informal review for them to let us know what is going on and so we can give recommendations and comments.

Mr. Pohan stated: This is just for us to find consistency with the Master Plan and since we had acquired other properties in the area, like the house on Guntzer Street, this seems necessary.

Chairman Greenberg asked for questions/comments from the public.

A motion was made by Mr. Pohan, seconded by Mr. Marshall, and passed on a vote of 9 to 0 by members Pohan, Marshall, Yoon, Ferris, Suh, Cooney, Sargenti, Forshner and Greenberg, to find the project to be consistent with the Master Plan.

**PUBLIC HEARINGS:**

**DOCKET #1-23      JUSTIN CHUNG, DDS, MS d/b/a  
JIC PROPERTY, LLC  
2033 CENTER AVENUE  
BLOCK 4651, LOT 8  
PRELIMINARY & FINAL MAJOR SITE PLAN – DENTAL OFFICE**

The Chairman announced that this Public Hearing would be carried to the meeting of October 23, 2023. No further notice was necessary and time was waived for the Board to act.

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**ADJOURNMENT**

A motion was made by Mr. Sargenti, seconded by Mr. Pohan, and passed without objection to adjourn this meeting at 7:45 p.m.

Respectfully submitted,

*Christen S. Trentacosti*

Christen S. Trentacosti  
Recording Secretary