

**FORT LEE PLANNING BOARD**  
**SEPTEMBER 13, 2021**

PRESENT: A. Pohan, M. Marshall, R. Ferris, B. Suh, M. Kaplan, J. Cooney.

ABSENT: M. Sargenti, N. Forshner, R. Kative, H. Greenberg.

ALSO PRESENT: Glenn Kienz, Esq., Board Attorney.

**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 December 14, 2020 this Body, by Resolution, adopted a Schedule of Regular Public Meetings for 2021. 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 2021 to cover the cost of mailing.

**APPROVAL OF MINUTES – AUGUST 9, 2021:**

A motion was made by Mr. Ferris, seconded by Mr. Marshall, and passed on a vote of 5 to 0 by members Pohan, Marshall, Ferris, Suh, and Cooney, to approve the minutes for the meeting of August 9, 2021. Mr. Kaplan abstained from the vote.

**MEMORIALIZATIONS:**

**DOCKET #2-21      PROPERTIES CAS INC.**  
**2239 JONES ROAD**  
**APPROVED        BLOCK 5551, LOT 6**  
**MINOR SUBDIVISION – TWO (2) LOTS**

A motion was made by Mr. Pohan, seconded by Mr. Ferris, and passed on a vote of 5 to 0 by members Pohan, Marshall, Ferris, Suh, and Cooney, to adopt the resolution of approval for Minor Subdivision – Two (2) Lots.

**ACCEPTANCE/COMPLETENESS:**

**DOCKET #3-21      HAPPY CARE MANAGEMENT, LLC**  
**1622 PARKER AVENUE**  
**BLOCK 4354, LOT 1**  
**MINOR SITE PLAN - SIGNAGE**

Mr. Cereste stated: This application is proposing three signs. There is currently no signage on the building.

Vice Chairwoman Cooney questioned: Did you submit to the Sign & Façade Committee?

Mr. Cereste stated: I did but Brian rejected it and told me I had to submit to the Planning Board. He did not provide me with a denial letter.

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Vice Chairwoman Cooney stated: We will speak with Brian. We see the Sign and Façade Committee as an arm of the Planning Board. We would like their input.

A motion was made by Mr. Kaplan, seconded by Mr. Marshall, and passed on a vote of 6 to 0 by members Pohan, Marshall, Ferris, Suh, Kaplan and Cooney, to accept this application, and by so doing, deeming this application to be complete pending submission of the agreed upon items and documents.

**ADJOURNMENT**

A motion was made by Mr. Pohan, seconded by Mr. Ferris, and passed without objection to adjourn this meeting at 7:40 p.m.

Respectfully submitted,

*Christen S. Trentacosti*

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Recording Secretary