

FORT LEE PLANNING BOARD

February 23, 2015

PRESENT: A. Pohan, N. Forshner, L. LaMastro, S. Sakin, B. Suh, M. Marshall,
C. Keng, R. Ferris.

ABSENT: J. Cooney, C. Nicholas, H. Greenberg.

PRESENT: G. C. Kienz, Esq., Board Attorney; B. Klein, Planning Board Secretary;
M. Jovishoff of Phillips, Preiss, Grygiel Associates; M. Tiberi of
Boswell Engineering.

PRESENTATION TO MS. ROSE DICKER

Vice Chairman Sakin advised: Before we begin this evening's meeting, we would like to honor Ms. Rose Dicker, a former member of this Planning Board for her dedication and years of service to this board.

Councilwoman Ila Kasofsky addressed Ms. Dicker: One of the strongest measures of a community is its volunteers. You have been one of the strongest links in our chain. You have been on the Planning Board for ten years. Your heart and soul have been in your service to this board. And, I know you have also volunteered in the library teaching autistic children artwork. I am proud to present you with this plaque in appreciation of your years of service to the Planning Board.

Ms. Dicker stated: I am glad I had the opportunity to be of service to the Planning Board for the past ten years. I would like to thank the Mayor and also Kay Nest for giving me this opportunity. All of the members of this Planning Board are very special people. It has been a wonderful experience and I thank all of you so much.

Councilman Harvey Sohmer stated: On behalf of the Mayor and Council, I would like to say, "Thank You" to Rose. I had the privilege of spending a few years on the board with Rose, and it was a pleasure. Rose was a wonderful addition to the board. I wish her every success in the future. She was a hard-working member of this board, and she served this board well.

CALLING THE MEETING TO ORDER

Vice Chairman Sakin called the meeting to order at 7:35 p.m.

NOTICE OF MEETING

Mr. Kienz stated: Let the minutes reflect that adequate notice of this meeting has been provided in the following manner: All members of this body have been advised in writing at least 48 hours prior to this meeting of the time, place and proposed agenda of this meeting. A written notice of the time, place, and proposed agenda was posted on the bulletin board of the Municipal Building, 309 Main Street, Fort Lee, New Jersey. On the same date, a copy of said written notice was mailed to the Record, Jersey Journal, Time Warner Cable and Fort Lee Online. A copy was filed with the Borough Clerk, and on the same date, copies were mailed to all persons who have requested copies of such notice and have prepaid the fee fixed for the year 2015.

APPROVAL OF MINUTES

A motion was made by Mr. LaMastro, seconded by Mr. Marshall, and passed on a vote of 6 to 0 by members Forshner, LaMastro, Sakin, Suh, Marshall and Keng to approve the minutes of the meeting of February 23, 2015. Mr. Ferris abstained from the vote.

DOCKET NO. 5-09

**PALISADE CENTER MALL
1627-1633 Palisade Avenue
Block 4252, Lots 7 and 8**

A motion was made by Mr. LaMastro, seconded by Mr. Marshall, and passed on a vote of 5 to 0 by members Suh, LaMastro, Pohan, Keng and Sakin to pass the Resolution of Approval for an extension of time for this application as prepared by the Board Attorney.

DOCKET NO. 5-14

**MI CONTRACTOR, LLC
1006 Morningside Lane
Block 159, Lot 2**

A motion was made by Mr. Keng, seconded by Mr. LaMastro, and passed on a vote of 5 to 0 by members Pohan, Suh, LaMastro, Keng and Sakin to pass the Resolution of Approval for a minor subdivision for this application as prepared by the Board Attorney.

DOCKET NO. 3-14

**SAPTHAGIRI, LLC - Redevelopment Area 6
2169 and 2175 Route 4 East
Block 5452, Lots 3.01 and 4**

A motion was made by Mr. Marshall, seconded by Mr. Forshner, and passed on a vote of 7 to 0 by members Pohan, Forshner, LaMastro, Sakin, Suh, Marshall and Keng to pass the Resolution of Approval for an extension of time for this application as prepared by the Board Attorney.

**AMENDMENT TO THE BOROUGH OF FORT LEE MASTER PLAN
HISTORIC PRESERVATION PLAN ELEMENT**

Mr. Jovishoff addressed the Planning Board: The reason for the proposal of this amendment to the Master Plan is that the Borough wishes to create a historic preservation ordinance and a historic preservation commission, as well as to designate a Fort Lee Historic District. The Borough of Fort Lee played a very important role in the Revolutionary War because of its location on a bluff on top of the Hudson palisades. The goal is to ensure the preservation of any archaeological artifacts related to Fort Lee's Revolutionary War history. The borough wants to make sure every effort is made to preserve Revolutionary War artifacts. The borough also wants to create a mechanism by which it can obtain funds for historic preservation. The borough wants to encourage property owners to donate any artifacts they might find on their property. In addition, the borough also wants to encourage builders to donate any artifacts they might find during digging and construction. The Mayor and Council wish to create this commission and the ordinance. They would also have to designate the area that would be called the Fort Lee Historic District.

Councilman Sohmer advised: We do have a commission already. The commission is on the books. This amendment is to make certain that if artifacts are found when a property is being developed, those artifacts will go to the borough. We are not proposing to stop digging on construction projects or anything like that; we just want to put any artifacts that are found into the Fort Lee Museum.

Mr. LaMastro questioned: Have any artifacts been found on the Tucker property or the property across the street?

Mr. Sohmer responded: No. But some artifacts such as canonballs have been found on other properties, and we want to bring artifacts like that into the museum.

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Mr. Forshner inquired: In the event someone should unearth anything of major historical significance, how would that be addressed?

Mr. Sohmer explained: No one is obligated to give us any artifacts they find, but to be a good student of history, it would be nice if they were to donate any artifacts they find to us, and that is what we want to encourage.

Mr. Tom Meyers advised: We know that years ago construction workers on Old Palisades were walking away from the site with musket balls. We are trying to preserve whatever is underground that would be of historical significance. We are not looking to stop construction.

Mr. Jovishoff advised: With regard to the Fort Lee Historic District, this proposal would apply to one very small neighborhood consisting of about seven blocks. The proposed boundaries for this historic district would include a mix of residential and commercial buildings roughly bounded by Main Street to the north; Main Street and River Road to the east; the Borough of Edgewater to the south; and Palisade Avenue to the west. In addition, language should be added to development permits issued by the Borough and to development approvals granted by the Planning Board or the zoning Board of Adjustment for properties within the historic district requesting that property owners of development projects donate any artifacts found on their property during or after construction to the borough. This should be included on the checklist.

Mr. Meyers stated: If we can establish this area as a historic preservation area, it will be easier for us to apply for grants.

A motion was made by Mr. Keng, seconded by Mr. LaMastro, and passed on a vote of 8 to 0 by members Pohan, Forshner, LaMastro, Sakin, Suh, Marshall, Keng and Ferris to adopt the Historic Preservation Plan Element as prepared and presented by Mr. Jovishoff at tonight's meeting.

ADJOURNMENT

A motion was made by Mr. LaMastro, seconded by Mr. Marshall, and passed without objection to adjourn this meeting at 8:05 p.m.

Respectfully submitted,

Patricia A. Jordan, Recording Secretary

