

**FORT LEE PLANNING BOARD**

**April 6, 2015**

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

ABSENT: C. Keng, H. Greenberg.

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

**CALLING THE MEETING TO ORDER**

Vice Chairman Sakin called the meeting to order at 7:30 p.m.

**NOTICE OF MEETING**

Vice Chairman Sakin 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 7 to 0 by members Pohan, Forshner, LaMastro, Sakin, Suh, Marshall and Ferris to approve the minutes of the meeting of February 23, 2015. Mr. Nicholas and Ms. Cooney abstained from the vote.

**ANNUAL REPORT 2014**

It was moved by Ms. Cooney, seconded by Mr. Marshall as passed on a vote of 9-0 by members Pohan, Forshner, LaMastro, Sakin, Suh, Cooney, Marshall, Nicholas and Ferris to adopt the Planning Board Annual Report for 2014.

Vice Chairman Sakin announced that Chairman Greenberg is absent due to an illness in his family.

**MEMORIALIZATION – Historic Preservation Element Borough Master Plan**

It was moved by Councilman Pohan, seconded by Mr. Forshner and passed on a vote of 7-0 by members Pohan, Sakin, Suh, LaMastro, Marshall, Forshner and Ferris to adopt the Resolution as prepared by the Board Attorney to incorporate the Historic Preservation Element as part of the Master Plan of the Borough of Fort Lee. Ms. Cooney and Mr. Nicholas abstained from the vote.

**ACCEPTANCE/COMPLETENESS**

**DOCKET #2-15**                      **SAPTHAGIRI, LLC**  
2167 Route 4 East  
Block 5452, Lots 3.01 through 3.06 and 4  
Signage – Three Wall Signs, One Monument Sign

Jamie Placek, Kaufman, Semeraro and Leibman, representing the applicant stated they are in receipt of the report of Michael Jovishoff dated March 30, 2015. No directional signs are being submitted as part of this application. We will comply with No. 7 (D) and (E) of the report detailing all illumination ten days prior to a hearing. Additionally, we will provide item No. 5, the façade elevation plan. It was moved by Mr. Marshall, seconded by Ms. Cooney and passed on a vote of 9-0 by members Pohan, Forshner, LaMastro, Sakin, Suh, Cooney, Marshall, Nicholas and Ferris to deem the application complete. A hearing date has been set for May 18, 2015.

**EXTENSION OF TIME – SITE PLAN APPROVAL**

**DOCKET NO. 11-06**                      **Whiteman Park Plaza**  
1605 Lemoine Avenue  
Block 4251, Lot 1

Saverio Cereste, representing the applicant, stated we are looking for a two-year extension on an approval granted by this Board in 2007. The applicant is presently arranging for the financing to develop the 4,800 sq. ft. expansion on the south side of the property. Due to the financial and mortgage markets the applicant had put the construction on hold. Following the approval in 2007 an appeal to the Superior Court was made. The Superior Court affirmed the Planning Board's decision. We

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are requesting an extension through December 31, 2016 per the Permit Extension Act of 2008.

Mr. LaMastro asked if the proposed expansion is taking away parking.

Mr. Cereste stated there are 125 spaces on site, most of the restaurant uses have been eliminated and this use will be one story of retail and there were no variances at the time of approval.

Vice Chairman Sakin inquired as to the widths of the spaces and the correction that was to have taken place following the approval in 2007.

Mr. Cereste stated there was new striping and the widths of the parking spaces were corrected. Construction permits were never taken out for the whole development, just the parking area improvements.

Mr. Kienz stated to the Board the permits they will seek at a future date are for the infrastructure of the 4,800 sq. ft. building.

Mr. Forshner asked where exactly the new structure will be.

Mr. Cereste stated on the south side past the existing bank. Some parking will be taken away. The building will be one story.

Vice Chairman Sakin asked for questions from the public. Comments from the public. No one appeared.

It was moved by Ms. Cooney, seconded by Mr. LaMastro and passed on a vote of 9-0 by members Pohan, Forshner, LaMastro, Sakin, Suh, Cooney, Marshall, Nicholas and Ferris to grant the applicant a two-year extension of time for securing building permits.

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,

Barbara Klein, Board Secretary

