

FORT LEE PLANNING BOARD

AGENDA FOR MONDAY, FEBRUARY 8, 2016 AT 7:30 P.M.

TO: Planning Board Members
Evelyn Rosario, Borough Clerk
Brian Ribarro, Construction Official/Zoning Officer
Steven J. Curry, Fire Official
Edward Mignone, Borough Engineer
Bulletin Board, Borough Hall
Record, Jersey Journal, Time Warner Cable, Fort Lee "Online"

FROM: Barbara B. Klein, Planning Administrator/Board Secretary

There will be a regular public meeting of the Planning Board, Borough of Fort Lee on Monday, February 8, 2016 at 7:30 P.M. The meeting will be held in the Fort Lee Municipal Building, Council Chambers, 309 Main Street, Fort Lee, NJ.

1. Salute to the Flag
2. Roll call of members
3. Statement of meeting for compliance with the provisions of the "Sunshine Act"
4. Review and approval of minutes on January 11, 2016

5. Planning Board 2015 Annual Report – Review and Adoption

6. Referral from the Governing Body

ORDINANCE #2016-1

An Ordinance of the Borough of Fort Lee, Bergen County, New Jersey Approving the Application and Authorizing the Mayor and Borough Clerk pursuant to N.J.S.A. 40A:20-1 et seq. to Execute a Financial Agreement by and Between the Borough of Fort Lee and TDC Fort Lee Phase II Residential Urban Renewal Company, LLC for the Property located on Lemoine Avenue, Fort Lee, also known as Lot 1 in Block 4851.02 located in Redevelopment Area 5, as shown on the Official Tax Map of the Borough of Fort Lee for a Residential Project.

Fort Lee Planning Board – February 8, 2016 (continued)

ORDINANCE #2016-2

An Ordinance of the Borough of Fort Lee, Bergen County, New Jersey Approving the Application and Authorizing the Mayor and Borough Clerk Pursuant to N.J.S.A. 40A:201 et seq. to Execute a Financial Agreement by and Between the Borough of Fort Lee and Fort Lee Phase II Urban Renewal Associates LLC for Property Located at 100 Park Avenue, Fort Lee, also known as Lot 4 in Block 4851.04 Located in Redevelopment Area 5, as shown on the Official Tax Map of the Borough of Fort Lee for a Residential Project.

ORDINANCE #2016-4

An Ordinance Amending Chapter 261 Land Use Procedures, Appendix A: “Checklists for Development Applications,” Revised General Ordinances of the Borough of Fort Lee (Inclusion of Historic Preservation Commission/Historic District).

7. Section 31 – Capitol Review

Fort Lee Parking Authority

Fort Lee Municipal Parking Lot - Block 4751, Lot 2

Four-Story Parking Garage (Ground Level & Three Above) – Multi-Use incorporating Office & Retail

Timothy Haahs & Associates will be making the presentation.

Gloria Gallo Parking Authority Executive Director

8. Modification to Resolution for Parking Improvement Trust Fund

Docket #11-15 **Border Development, LLC**
Redevelopment Area 8
604 – 608 Main Street
1679-1685 Bergen Boulevard
Block 3557, Lots 4-8

Preliminary/Final Major Site Plan

Six-Story, Multi-Family Residential Building/59-Units

Paul Kaufman, Esq. is representing the applicant.

9. Public Hearing

Docket #9-15 **HOMA Construction**
2443 First Street
Block 6959, Lot 7

Site Plan for Sewer Line Relocation/Two-Family Dwelling

David C. Russo, Esq. is representing the applicant.

10. New Business

11. Motion to Adjourn