

FORT LEE PLANNING BOARD
July 18, 2016

PRESENT: A. Pohan, M. Marshall, L. LaMastro, S. Sakin, B. Suh, J. Cooney,
R. Ferris, H. Greenberg.

ABSENT: C. Nicholas, N. Forshner, C. Keng.

PRESENT: G. C. Kienz, Esq., Board Attorney; Barbara Klein, Board Secretary;
Christen Trentacosti, Assistant Board Secretary.

Chairman Greenberg called the meeting to order at 7:35 p.m. and advised that at this evening's meeting Mr. Ferris will be sitting in for Mr. Nicholas.

NOTICE OF MEETING

Chairman Greenberg 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 2016.

APPROVAL OF MINUTES

A motion was made by Mr. LaMastro, seconded by Mr. Marshall and passed on a vote of 8 to 0 by members Pohan, Marshall, LaMastro, Sakin, Suh, Cooney, Ferris and Greenberg to approve the minutes of the meeting of June 20, 2016.

DOCKET NO. 6-16

**V & R DEVELOPERS, INC.
1299 Abbott Boulevard
Block 1951, Lot 5**

A motion was made by Councilman Pohan, seconded by Mr. Ferris, and passed on a vote of 8 to 0 by members Pohan, Marshall, LaMastro, Sakin, Suh, Cooney, Ferris and Greenberg to approve the Memorialization for the Resolution of approval for this application for a minor subdivision to subdivide the existing lot into two new tax

lots and to construct two identical, single-family dwellings, one on each of the newly subdivided lots.

DOCKET NO. 1-14 **TDC FORT LEE, LLC**
Redevelopment Area 5
Hudson Lights at Fort Lee
Block 4851.01, Lot 1
Block 4851.02, Lot 1

Chairman Greenberg advised: We are in receipt of a letter dated July 14, 2016, from William F. Harrison, Esq., representing the applicant, advising that the applicant has decided not to pursue revisions to the approved striping along Central Avenue, and that as a result, the applicant will not be appearing before the board at this evening's meeting.

DOCKET NO. 11-15 **BORDER DEVELOPMENT, LLC**
REDEVELOPMENT AREA 8
1679-1685 Bergen Boulevard
604-608 Main Street
Block 3557, Lots 4, 5, 6, 7 and 8

Chairman Greenberg advised: This is a public hearing for an amendment to the final site plan approval for this application. Paul Kaufman, Esq. is representing the applicant.

Danielle Lamake Esq., appeared on behalf of Paul Kaufman, Esq. who is representing this applicant, and advised: We are not prepared to proceed tonight. We would like to postpone this hearing until your meeting of August 15, 2016. However, I would like to introduce this application. As a condition of approval, the applicant was required to also obtain approval from the New Jersey Department of Transportation (NJDOT) for the proposed vehicular access to the building. The approved plan had separate vehicular access by way of two driveways on Bergen Boulevard to each of the two garage levels that were not to be connected. The NJDOT is requiring that the northernmost driveway adjacent to Fort Lee Road (Main Street) be eliminated. As a result, the applicant is now proposing an internal ramp to provide access between the parking levels. The proposed internal ramp will mean that some of the parking spaces will be eliminated. The applicant is proposing to construct a third partial parking level under the two levels of parking in order to maintain the approved number of parking spaces. The third level will provide 12 parking spaces. Re-grading of the property is also being proposed.

Chairman Greenberg stated: This is a much better plan.

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RETIREMENT OF MS. BARBARA KLEIN

Ms. Cooney stated: I am requesting that the Planning Board make a recommendation to the Mayor and Council to commend Ms. Barbara Klein for her years of service both to the Borough of Fort Lee and to this Planning Board. Barbara was always there whenever anything was needed.

A motion was made by Ms. Cooney, seconded by Mr. LaMastro, and passed on a vote of 8 to 0 by members Pohan, Marshall, LaMastro, Sakin, Suh, Cooney, Ferris and Greenberg to recommend to the Mayor and Council that Ms. Barbara Klein be commended for her years of service both to the Borough of Fort Lee and to the Fort Lee Planning Board.

Ms. Klein stated: I would like to thank everyone. It has been my pleasure to serve you these past 16 years. I learned a lot; I made a lot of friends; and I am very thankful for the opportunity.

ADJOURNMENT

A motion was made by Ms. Cooney, seconded by Mr. LaMastro, and passed without objection to adjourn this meeting at 8:00 p.m.

Respectfully submitted,

Patricia A. Jordan
Recording Secretary

