

Borough of Fort Lee



Mayor
MARK J. SOKOLICH

Borough Administrator
ALFRED R. RESTAINO

Board Secretary
CHRISTEN S. TRENTACOSTI

Planning Board - Zoning Board of Adjustment

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PETER J. SUH
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FORT LEE BOARD OF ADJUSTMENT

AGENDA FOR TUESDAY, FEBRUARY 22, 2022 AT 7:30 P.M.

TO: Zoning Board of Adjustment Members
Evelyn Rosario, Borough Clerk
Brian Ribarro, Construction Official/Zoning Officer
Steven J. Curry, Fire Official
Neglia Engineering Associates
Bulletin Board, Borough Hall
Record, Jersey Journal, Star Ledger, Spectrum, Fort Lee's Borough Website

FROM: Christen Trentacosti, Board Secretary

There will be a remote regular public meeting of the Zoning Board of Adjustment, Borough of Fort Lee on Tuesday, February 22, 2022 at 7:30 P.M.

The Borough of Fort Lee Zoning Board of Adjustment has made the following changes to the regularly scheduled Board Meeting of Tuesday, February 22, 2022 at 7:30 P.M. The meeting will be held remotely, by means of communication equipment. The foregoing Electronic Public Meeting is recommended due to the current situation involving the COVID-19 Virus and directives of State and County governments.

The meeting will be conducted using the Zoom operating system. To join the hearing via smart phone, computer or tablet, use the following web address:

<https://us06web.zoom.us/j/83566821612?pwd=N1IKQkYycGZKNUFNvzVuTmlFbXg3QT09>

The Meeting or Webinar identification (ID) is: **835 6682 1612** The Meeting Password is: **492183**

You do not need a computer to join, you can use your landline or cell phone to call in. Dial in using one of the numbers below, if you receive a busy signal, you may try any number on the list:

+1 646 558 8656 US; +1 312 626 6799 US; +1 253 215 8782 US; +1 301 715 8592 US; +1 346 248 7799 US; +1 720 707 2699 US

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Zoning Board of Adjustment – February 22, 2022 – continued

1. Salute to the Flag
2. Roll call of members
3. Statement of meeting concerning compliance with the provisions of the “Sunshine Act”
4. Review and approval of minutes for the meeting of February 8, 2022

5. Memorializations

Docket #31-21 PS Atlantic Coast, LLC

504 Jane Street

APPROVED Block 3651, Lot 3

Façade & Signage – Self-Storage Facility

Danielle M. Federico, Esq. is representing the applicant.

Docket #1-22 Oak Tree Fort Lee, LLC

2024 Center Avenue

APPROVED Block 4751, Lot 30

Minor Site Plan - Signage

Marc D. Macri, Esq. is representing the applicant.

Docket #2-22 Bishoy Doss

2181 Linwood Avenue

APPROVED Block 5852, Lot 13

Two Unit Dwelling

Marc D. Macri, Esq. is representing the applicant.

6. Acceptance/Completeness

Docket #6-22 THR FL, LLC

204 Tom Hunter Road

Block 3956, Lot 23

Minor Site Plan - Signage

Linda Khorozian, Esq. is representing the applicant.

Docket #7-22 Bridgeway Homes, LLC

274 McLoud Drive

Block 3152, Lot 2

Single Family Dwelling

Marc D. Macri, Esq. is representing the applicant.

Docket #8-22 Kelly Cooper

516 Bluff Road

Block 159, Lot 8

Single Family Dwelling

Marc D. Macri, Esq. is representing the applicant.

Zoning Board of Adjustment – February 22, 2022 – continued

7. Extension of Time/Site Plan Approval

Docket #21-20 Modul21, LLC

1119 Palisade Avenue

Block 1351, Lot 21

Preliminary & Final Major Site Plan – Mixed Use – Brokerage Compliance Office with Residential

Saverio V. Cereste, Esq. is representing the applicant.

8. Public Hearings

Docket #3-22 2045 Lemoine Avenue, LLC

2045 Lemoine Avenue

Block 4751, Lots 8 & 9

Preliminary & Final Major Site Plan & Signage – Three (3) Story Office & Commercial Business Building

Saverio V. Cereste, Esq. is representing the applicant.

9. New Business

10. Motion to Adjourn