

# Borough of Fort Lee



Mayor  
MARK J. SOKOLICH

Borough Administrator  
ALFRED R. RESTAINO

Board Secretary  
CHRISTEN S. TRENTACOSTI

## Planning Board - Zoning Board of Adjustment

309 Main Street  
Fort Lee, New Jersey 07024-4799  
(201) 592-3500, Ext. 1009  
Fax (201) 585-0712  
Email: c-trentacosti@fortleenj.org

Council  
JOSEPH L. CERVIERI, JR.  
ILA KASOFSKY  
MICHAEL SARGENTI  
HARVEY SOHMER  
PETER J. SUH  
PAUL K. YOON

## AMENDED FORT LEE BOARD OF ADJUSTMENT

### AMENDED 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**

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

## **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

Facade & 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 #5-22 Seung Yang & Chan Park**

1303 Palisade Avenue

Block 1955, Lot 8

Preliminary & Final Major Site Plan – Mixed Use – Commercial Offices & Residential

John H. Anlian, Esq. is representing the applicant.

**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**