

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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Council
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ILA KASOFSKY
MICHAEL SARGENTI
HARVEY SOHMER
PETER J. SUH
PAUL K. YOON

FORT LEE BOARD OF ADJUSTMENT

AMENDED AGENDA FOR TUESDAY, MARCH 8, 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, March 8, 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, March 8, 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/84180082193?pwd=OHI4YzRlbk9RTlVOVTVBWw92VGQwUT09>

The Meeting or Webinar identification (ID) is: **841 8008 2193** The Meeting Password is: **230952**

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 – March 8, 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 22, 2022

5. Memorializations

Docket #8-19 M&J 730, LLC
1629 Parker Avenue & 1624 Palisade Avenue

APPROVED Block 4351, Lots 6 & 11
Extension of Time–Preliminary & Final Major Site Plan–Two-Story, Mixed-Use Shopping Center

Saverio Cereste, Esq. is representing the applicant.

Docket #9-20 514 Main Street Fort Lee, LLC
514 Main Street

APPROVED Block 3655, Lot 3
Extension of Time–Preliminary & Final Major Site Plan – Five (5)-Story, Self-Storage Facility
Saverio V. Cereste, Esq. is representing the applicant.

Docket #21-20 Modus21, LLC
1119 Palisade Avenue

APPROVED Block 1351, Lot 21
Extension of Time - Preliminary & Final Major Site Plan – Mixed Use – Brokerage Compliance Office with Residential
Saverio V. Cereste, Esq. is representing the applicant.

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 #3-22 2045 Lemoine Avenue, LLC
2045 Lemoine Avenue

APPROVED 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.

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.

Zoning Board of Adjustment – March 8, 2022 – Acceptance/ Completeness continued

Docket #9-22 1079 Palisade Avenue, LLC

1025 Anderson Avenue

Block 355, Lot 12

Two Unit Dwelling

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

7. Public Hearings

8. New Business

9. Motion to Adjourn