

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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FORT LEE BOARD OF ADJUSTMENT

AGENDA FOR TUESDAY, MAY 11, 2021 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
Phillips Preiss Grygiel Leheny Hughes LLC
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, May 11, 2021 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, May 11, 2021 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://zoom.us/j/93083761999?pwd=Ykxuc2s5MlM2dEo1cW9tNU11NnVadz09>

The Meeting or Webinar identification (ID) is: **930 8376 1999** The Meeting Password is: **288113**

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; +1 669 900 9128 US

The Meeting or Webinar identification (ID) is: **930 8376 1999** The Meeting Password is: **288113**

Zoning Board of Adjustment – May 11, 2021 – 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 April 27, 2021

5. Election of the following Officer of the Board

- Secretary of the Board

6. Resolution for Conflict Board Attorney Professional Appointment – 2021

- Conflict Board Attorney Testa & DeCarlo / Diane T. Testa, Esq.

7. Memorializations

Docket #7-21 Rock Solid Built, LLC

210 Tremont Avenue

APPROVED Block 2555, Lot 8

Minor Subdivision - Two (2) Single Family Dwellings

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

8. Acceptance/Completeness

Docket #11-21 2450 Lemoine Realty, LLC

187 Washington Avenue

Block 7151, Lot 1

Preliminary & Final Major Site Plan – Conversion of Second Floor to Two (2) Residential Units

Nicholas G. Sekas, Esq. is representing the applicant.

Docket #18-21 2130 Center Avenue, LLC

2130 Center Avenue

Block 5952, Lot 1

Preliminary & Final Major Site Plan – 31-Unit Residential Building Over Parking

Jason Tuvel, Esq. is representing the applicant.

9. Public Hearings

Docket #5-21 2053 Fletcher Associates, LLC

2053 Fletcher Avenue

Block 4458, Lot 2

Preliminary & Final Major Site Plan – Eight Unit Apartment Building

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

(continued from the Public Hearing of April 27, 2021)

Docket #8-21 HLC Development, LLC

490 Jane Street

Block 3653, Lot 3

Two Unit Dwelling

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

Zoning Board of Adjustment – May 11, 2021 – Public Hearings continued

Docket #9-21 HLC Development, LLC

494 Jane Street
Block 3653, Lot 2

Two Unit Dwelling

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

Docket #10-21 Electrify America

154 Main Street
Block 4351, Lots 3 & 12

Minor Site Plan – Electric Vehicle Charging Station

Michael Lavigne, Esq. is representing the applicant.

10. New Business

11. Motion to Adjourn