

# 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

## FORT LEE BOARD OF ADJUSTMENT

### AGENDA FOR TUESDAY, MAY 25, 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 25, 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 25, 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/94797107366?pwd=L3pPSC9EaXBwdm5PckhzVHRrcU5iUT09>

The Meeting or Webinar identification (ID) is: **947 9710 7366** The Meeting Password is: **388372**

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: **947 9710 7366** The Meeting Password is: **388372**

## **Zoning Board of Adjustment – May 25, 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 May 11, 2021

### **5. Memorializations**

**Docket #8-21 HLC Development, LLC**  
490 Jane Street

**APPROVED** Block 3653, Lot 3

Two Unit Dwelling

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

**Docket #9-21 HLC Development, LLC**  
494 Jane Street

**APPROVED** Block 3653, Lot 2

Two Unit Dwelling

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

### **6. Acceptance/Completeness**

**Docket #19-21 J&V Developers, LLC**  
427 North Avenue  
Block 3851, Lot 20

Two Unit Dwelling

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

### **7. Extension of Time/Site Plan Approval**

**Docket #2-19 HLC Development, LLC**  
1629-1635 John Street  
Block 3653, Lots 4 & 5

Extension of Time – Minor Subdivision & Two (2) Two Unit Dwellings

Saverio Cereste, Esq. is representing the applicant.

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

### **8. Public Hearings**

**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.

**(continued from the Public Hearing of May 11, 2021)**

## **Zoning Board of Adjustment – May 25, 2021 – Public Hearings continued**

### **Docket #12-21 A&I Realty, LLC**

825 Palisade Avenue & 2 Cumbermeade Road

Blocks 553 & 552, Lots 6 & 33

Preliminary & Final Major Site Plan – Conversion of Office Space to a Residential Unit  
Saverio V. Cereste, Esq. is representing the applicant.

### **Docket #15-21 JZS Developers LLC**

1429 Anderson Avenue

Block 2252, Lot 10

Two Unit Dwelling

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

### **Docket #16-21 2239 Center Avenue LLC**

2239 Center Avenue

Block 6053, Lot 9

Two Unit Dwelling

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

## **9. New Business**

## **10. Motion to Adjourn**