

# 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  
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Council  
JOSEPH L. CERVIERI, JR.  
BRYAN DRUMGOOLE  
ILA KASOFSKY  
HARVEY SOHMER  
PETER J. SUH  
PAUL K. YOON

## **FORT LEE BOARD OF ADJUSTMENT**

### **AGENDA FOR TUESDAY, JUNE 27, 2023 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 regular public meeting of the Zoning Board of Adjustment, Borough of Fort Lee on Tuesday, June 27, 2023 at 7:30 P.M. The meeting will be held in the Fort Lee Municipal Building, Council Chambers, 309 Main Street, Fort Lee, New Jersey.

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 June 13, 2023

### **5. Memorializations**

**Docket #38-22 Y&K Realty Inc. & ZYST, LLC**  
2205 & 2195 Route 4 East

**APPROVED** Block 5552, Lots 7 & 8  
Bifurcated Application – Use Variance  
Stephen Sinisi, Esq. is representing the applicant.

**Docket #11-23 Hemant & Sangita Prajapati**  
502 Brinkerhoff Avenue

**APPROVED** Block 1051, Lot 12  
Amended Building Height to Single Family Dwelling  
Yanexia Hermoso, Esq. is representing the applicant.

## Zoning Board of Adjustment – June 27, 2023 – Memorializations continued

**Docket #13-23 Rock Solid Built, LLC**

410 Catherine Street

**APPROVED** Block 4053, Lot 5

Preliminary & Final Major Site Plan - Three Unit Dwelling

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

### 6. Extension of Time/Site Plan Approval

**Docket #21-20 Modus21, 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.

### 7. Public Hearings

**Docket #18-21 2130 Center Avenue, LLC**

2130 Center Avenue

Block 5952, Lot 1

Preliminary & Final Major Site Plan – 24-Unit Residential Building Over Parking  
Jason Tuvel, Esq. is representing the applicant.

**(continued from the public hearing of May 9, 2023)**

**Docket #30-22 2365 Hud Terr, LLC**

2365 Hudson Terrace

Block 7160, Lot 3

Preliminary & Final Major Site Plan – 78-Unit Residential Building

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

**Docket #44-22 Kate Fazzini**

1655 Maple Street

Block 3558, Lot 9

Enclosed Deck for Single Family Dwelling

**Docket #17-23 Marat Denenberg**

1090 Arcadian Way

Block 953, Lot 15

Window Well for Single Family – Side Yard Setback Variance

### 8. New Business

### 9. Motion to Adjourn