

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

## **FORT LEE BOARD OF ADJUSTMENT**

### **AGENDA FOR TUESDAY, SEPTEMBER 13, 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 regular public meeting of the Zoning Board of Adjustment, Borough of Fort Lee on Tuesday, September 13, 2022 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 August 23, 2022

### **5. Memorializations**

**Docket #23-22 CD Developers, LLC**  
199 Myrtle Avenue

**APPROVED** Block 7056, Lot 1

Minor Subdivision & Preliminary & Final Major Site Plan – Three Unit Dwelling  
Marc D. Macri, Esq. is representing the applicant.

## **Zoning Board of Adjustment – September 13, 2022 – continued**

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

**Docket #29-22 W&R Home Builders, LLC**

1036 Anderson Avenue  
Block 356, Lot 9

Minor Subdivision – Single Family Dwelling & Two Unit Dwelling  
Marc D. Macri, Esq. is representing the applicant.

### **7. Public Hearings**

**Docket #12-09 Fort Lee A.C. Condominium Association, Inc.**

2029 Lemoine Avenue  
Block 14751, Lot 11

Amendment to Resolution – Preliminary & Final Major Site Plan – Office/Retail/Club  
Development  
Gregory Asadurian, Esq. is representing the applicant.

**Docket #17-21 Ayed Awad**

543 Main Street  
Block 4454, Lot 28

Preliminary & Final Major Site Plan – 18-Unit Multi-Family Building  
Saverio V. Cereste, Esq. is representing the applicant.  
**(continued from the Public Hearing of August 9, 2022)**

**Docket #13-22 Broadwest Corp.**

2149 & 2151 Hudson Street  
Block 6151, Lots 7 & 8

Preliminary & Final Major Site Plan – 99 Unit, Multi-Family Residential Dwelling  
Saverio V. Cereste, Esq. is representing the applicant.  
**(continued from the Public Hearing of July 26, 2022)**

**Docket #18-22 Unlmted Development, LLC**

1355 Fifteenth Street  
Block 2251, Lot 3

Preliminary & Final Major Site Plan – 130-Unit Multi-Family Building  
Gregory Asadurian, Esq. is representing the applicant.

**Docket #24-22 Babalis Enterprises, LLC**

433 Catherine Street  
Block 4055, Lot 13

Two Unit Dwelling  
Saverio V. Cereste, Esq. is representing the applicant.

**Docket #25-22 313 Henry Street, LLC**

281 Myrtle Avenue  
Block 6959, Lot 16

Minor Subdivision & Two, Two-Unit Dwellings  
Marc D. Macri, Esq. is representing the applicant.

**Zoning Board of Adjustment – September 13, 2022 – continued**

**8. New Business**

**9. Motion to Adjourn**