

# 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 14, 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 regular public meeting of the Zoning Board of Adjustment, Borough of Fort Lee on Tuesday, September 14, 2021 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 24, 2021

### 5. Memorializations

**Docket #5-21**     **2053 Fletcher Associates, LLC**  
2053 Fletcher Avenue

**APPROVED**     Block 4458, Lot 2  
Preliminary & Final Major Site Plan – Four Units as Two, Two Unit Duplex Dwellings  
Marc D. Macri, Esq. is representing the applicant.

**Docket #20-21**     **Aniello Lotito**  
211 Slocum way

**APPROVED**     Block 3956, Lot 27  
Two Unit Dwelling  
Marc D. Macri, Esq. is representing the applicant.

## **Zoning Board of Adjustment – September 14, 2021 – continued**

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

**Docket #16-19 Sephardic Congregation of Fort Lee Inc.**

313 Tom Hunter Road  
Block 3951, Lot 7

Extension of Time - Preliminary & Final Major Site Plan – Expansion of Basement & Second Floor

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 – 31-Unit Residential Building Over Parking

Jason Tuvel, Esq. is representing the applicant.

**(continued from the public hearing of July 27, 2021)**

**Docket #17-21 Ayed Awad**

543 Main Street  
Block 4454, Lot 28

Preliminary & Final Major Site Plan – Mixed-Use Retail and Residential Building

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

**Docket #21-21 W&R Home Builders LLC**

1543 Thirteenth Street  
Block 3852, Lot 2

Two Unit Dwelling

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

**Docket #22-21 Stepan Karageozian**

463 Catherine Street  
Block 3654, Lot 7

Minor Subdivision – Two (2), Two Unit Dwellings

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

### **8. New Business**

### **9. Motion to Adjourn**