

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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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, OCTOBER 11, 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, October 11, 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 September 27, 2022
5. **Resolution Authorizing the Issuance of Requests for Qualifications for Professional Services to the Zoning Board of Adjustment for the year 2023**
6. **RFQ Selection Committee**
7. **Memorializations**

Docket #18-22 Unlmted Development, LLC

1355 Fifteenth Street

APPROVED Block 2251, Lot 3

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

Zoning Board of Adjustment – October 11, 2022 – continued

8. Acceptance/Completeness

Docket #30-22 2365 Hud Terr, LLC

466 Jane Street
Block 3654, Lot 5

Preliminary & Final Major Site Plan – 87-Unit Residential Building
Marc D. Macri, Esq. is representing the applicant.

Docket #31-22 Gerald & Jilian Calabrese

262 Harmon Avenue
Block 2356, Lot 4

Pool & Rear Yard Landscape
Marc D. Macri, Esq. is representing the applicant.

9. 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 #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 September 14, 2021)

Docket #22-22 THR FL, LLC

204 Tom Hunter Road
Block 3956, Lot 23

Change of Use

Linda Khorozian, Esq. is representing the applicant.

Docket #26-22 Marc Jusino & Yelena Alaverdov

1003 Glen Road
Block 255, Lot 7

Addition to Single Family Dwelling

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

Docket #27-22 Smadar Ben-Simhon

811 Jassamine Way
Block 155, Lot 9

Two Unit Dwelling

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

Zoning Board of Adjustment – October 11, 2022 – Public Hearings continued

Docket #28-22 Hillside, LLC

466 Jane Street

Block 3654, Lot 5

Amended Preliminary & Final Major Site Plan -Three-Unit Dwelling – Addition of Roof Top Decks

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

10. New Business

11. Motion to Adjourn