

# 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**

### **AMENDED**

### **AGENDA FOR TUESDAY, NOVEMBER 22, 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, November 22, 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 October 25, 2022
5. **Memorializations**

**Docket #16-22 511 Main Property Corp.**

511 Main Street

**APPROVED** Block 4454, Lot 22

Preliminary & Final Major Site Plan – 13-Unit Residential Building & 1 Commercial Unit  
Marc D. Macri, Esq. is representing the applicant.

**Docket #21-22 Ashok & Joanna Lakhiani**

1612 William Street

**APPROVED** Block 4053, Lot 1

Two Unit Dwelling

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

## Zoning Board of Adjustment – November 22, 2022 – Memorializations continued

**Docket #22-22**    **THR FL, LLC**  
204 Tom Hunter Road  
**APPROVED**    Block 3956, Lot 23  
Change of Use  
Linda Khorozian, Esq. is representing the applicant.

### 6. Acceptance/Completeness

**Docket #33-22**    **Strategic Group, LLC**  
2445 & 2449 Camner Street  
Block 6955, Lots 5 & 6  
Minor Subdivision & Two (2), Two Unit Dwellings  
Saverio V. Cereste, Esq. is representing the applicant.

**Docket #34-22**    **Edwin Glenn O'Connor**  
1580 John Street  
Block 3754, Lot 6  
Amendment to Two Unit Dwelling  
Saverio V. Cereste, Esq. is representing the applicant.

**Docket #35-22**    **Tom Hunter Developers, LLC**  
1533 Center Avenue  
Block 3855, Lot 9  
Minor Subdivision & Two (2), Two Unit Dwellings  
Marc D. Macri, Esq. is representing the applicant.

**Docket #36-22**    **Unity Bank**  
899 Palisades Avenue  
Block 553, Lot 5  
Signage  
Marc D. Macri, Esq. is representing the applicant.

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

**Docket #33-20**    **ARS Architectural Design & Trade, LLC**  
1637 Maple Street  
Block 3554, Lot 3  
Two Unit Dwelling  
Saverio V. Cereste, Esq. is representing the applicant.

### 8. Public Hearings

**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 – November 22, 2022 – Public Hearings continued**

**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.

**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. New Business**

**10. Motion to Adjourn**