

# 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, NOVEMBER 29, 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 29, 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 November 22, 2022
5. **2023 Calendar of Regular Public Meetings.**  
Action will be taken.

### **6. Memorializations**

**Docket #33-20 ARS Architectural Design & Trade, LLC**  
1637 Maple Street

**APPROVED** Block 3554, Lot 3  
Extension of Time - Two Unit Dwelling  
Saverio V. Cereste, Esq. is representing the applicant.

## Zoning Board of Adjustment – November 29, 2022 – Memorializations continued

**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 #27-22 Smadar Ben-Simhon**

811 Jassamine Way

**APPROVED** Block 155, Lot 9

Two Unit Dwelling

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

### 7. Acceptance/Completeness

**Docket #37-22 Alexander Schwartzman**

1217 Abbott Boulevard

Block 1255, Lot 4

Fence for Single Family Dwelling

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

**Docket #4-21 Edwin Glenn O'Connor**

1580 John Street

Block 3754, Lot 6

Two Unit Dwelling

Saverio V. Cereste, 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 #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)**

**Zoning Board of Adjustment – November 29, 2022 – Public Hearings continued**

**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 October 11, 2022)**

**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 #36-22 Unity Bank**

899 Palisades Avenue

Block 553, Lot 5

Signage

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

**10. New Business**

**11. Motion to Adjourn**