

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

FORT LEE BOARD OF ADJUSTMENT

AGENDA FOR TUESDAY, DECEMBER 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, December 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 November 29, 2022

5. Memorializations

Docket #4-21 Edwin Glenn O'Connor
1580 John Street

APPROVED Block 3754, Lot 6
Extension of Time - Two Unit Dwelling
Saverio V. Cereste, 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.

Zoning Board of Adjustment – December 13, 2022 – Memorializations continued

Docket #29-22 W&R Home Builders, LLC
1036 Anderson Avenue
DENIED Block 356, Lot 9
Minor Subdivision
Marc D. Macri, Esq. is representing the applicant.

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

6. Acceptance/Completeness

Docket #38-22 Y&K Realty Inc. & ZYST, LLC
2205 & 2195 Route 4 East
Block 5552, Lots 7 & 8
Bifurcated Application – Use Variance
Stephen Sinisi, Esq. is representing the applicant.

Docket #39-22 1028 Abbott, LLC
1028 Abbott Boulevard
Block 454, Lot 6
Two Unit Dwelling
Marc D. Macri, Esq. is representing the applicant.

Docket #42-22 Sean Rivers & Jacqueline Cetrulo
1061 Glen Road
Block 260, Lot 16
Addition to Single Family Dwelling
Zare Khorozian, 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 – 24-Unit Residential Building Over Parking
Jason Tuvel, Esq. is representing the applicant.
(continued from the public hearing of October 11, 2022)

8. New Business

9. Motion to Adjourn