

**REORGINIZATION MEETING**

**FORT LEE PLANNING BOARD**

**JANUARY 10, 2022**

PRESENT: A. Pohan, M. Marshall, R. Ferris, M. Sargenti, M. Kaplan, J. Cooney.

ABSENT: B. Suh, N. Forshner, R. Kative, H. Greenberg.

ALSO PRESENT: Glenn Kienz, Esq., Board Attorney; Paul Grygiel of Phillips Preiss Grygiel Leheny Hughes LLC; Alvaro Gonzalez of Boswell Engineering.

**NOTICE OF MEETING:**

Vice Chairwoman Cooney stated: Let the minutes reflect that adequate notice of this meeting has been provided in the following manner: On November 22, 2021 this Body, by Resolution, adopted a Schedule of Regular Public Meetings for 2022. The time, date, and location of said schedule was posted on the Bulletin Board at 309 Main Street. A copy of said schedule was mailed to the RECORD, JERSEY JOURNAL, STAR LEDGER, SPECTRUM, posted on the Borough's Website and was filed with the Borough Clerk. A written notice of the time, place and proposed Agenda was posted on the Bulletin Board at 309 Main Street and mailed to the RECORD, JERSEY JOURNAL, STAR LEDGER, SPECTRUM, posted on the Borough's Website and was filed with the Borough Clerk. Copies have been mailed to all persons who have prepaid the \$35.00 fee fixed for the year 2022 to cover the cost of mailing.

Mr. Kienz swore in Mr. Pohan, Mr. Marshall, Councilman Sargenti and Mr. Kaplan.

**ELECTION OF OFFICERS TO THE FORT LEE PLANNING BOARD**

A motion was made by Vice Chairwoman Cooney and seconded by Mr. Pohan, to elect Herbert Greenberg as Chairman of the Fort Lee Planning Board and passed by all board members present saying "aye".

A motion was made by Mr. Pohan and seconded by Councilman Sargenti, to elect Janet Cooney as Vice Chairwoman of the Fort Lee Planning Board and was passed by all board members present saying "aye". Ms. Cooney abstained from the vote.

A motion was made by Mr. Kaplan and seconded by Councilman Sargenti, to elect Byong Suh as Secretary of the Fort Lee Planning Board and was passed by all board members present saying "aye".

**APPOINTMENTS TO THE PLANNING BOARD**

A motion was made by Mr. Kaplan and seconded by Mr. Pohan, to appoint Christen Trentacosti as Recording Secretary to the Fort Lee Planning Board and was passed by all board members present saying "aye".

A motion was made by Mr. Pohan and seconded by Mr. Ferris, to appoint Beth Calderone as Court Reporter to the Fort Lee Planning Board and was passed by all board members present saying "aye".

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**LIAISON REPRESENTATIVE TO THE FOLLOWING COMMITTEES/BOARDS**

The following members were appointed to these boards/committees:

- Environmental/Beautification Committee: B. Suh.
- Board of Adjustment: M. Kaplan.
- Subdivision Committee: R. Ferris, A. Pohan, J. Cooney.
- Sign & Façade Committee: J. Cooney.

**OFFICIAL PUBLICATIONS OF THE FORT LEE PLANNING BOARD**

The following were chosen as the official publications of the Fort Lee Planning Board:

The Record, The Jersey Journal and The Star Ledger.

A motion was made by Mr. Ferris and seconded Mr. Pohan, to have The Record, The Jersey Journal and The Star Ledger serve as the Official Publications of the Fort Lee Planning Board and was passed by all board members present saying “aye”.

**APPROVAL OF MINUTES – DECEMBER 13, 2021:**

A motion was made by Mr. Pohan, seconded by Mr. Ferris, and passed on a vote of 5 to 0 by members Pohan, Marshall, Ferris, Kaplan and Cooney, to approve the minutes for the meeting of December 13, 2021. Councilman Sargenti abstained from the vote.

**RESOLUTION FOR PROFESSIONAL APPOINTMENTS FOR 2022**

A motion was made by Mr. Marshall, seconded by Mr. Ferris, and passed on a vote of 6 to 0 by members Pohan, Marshall, Ferris, Sargenti, Kaplan and Cooney, to approve the Resolution of the Planning Board of the Borough of Fort Lee Authorizing the Award of Contracts for Various Professional Services appointing the following professionals:

Board Attorney	Glenn Kienz, Esq./ The Weiner Law Group LLP
Board Conflict Attorney	Ronald P. Mondello, Esq./ Ronald P. Mondello, P.C.
Board Planner	Phillips Preiss Grygiel Leheny Hughes LLC
Board Site Engineer	Boswell Engineering
Board Traffic Engineer	Neglia Engineering Associates
Board Special Traffic Engineer	Boswell Engineering

**ARRANGEMENT OF MEMBERS’ SEATING FOR VOTING PROCESS**

It was agreed that the seating of Board Member for Voting Process would be the same as 2021.

The seating of members for the purpose of voting will be: Armand Pohan, Moe Marshall, Vacant Until Filled, Robert Ferris, Byong Suh, Janet Cooney, Councilman Sargenti, Neal Forshner, Herbert Greenberg. If necessary, Alternates No. 1, Randy Lyn Kotive, and No. 2, Michael Kaplan will also vote if seated.

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**RULES OF THE FORT LEE PLANNING BOARD**

A motion was made by Mr. Pohan, seconded by Mr. Kaplan, and passed on a vote of 6 to 0 by members Pohan, Marshall, Ferris, Sargenti, Kaplan and Cooney, to approve the Rules of the Fort Lee Planning Board.

**2021 ANNUAL REPORT OF THE FORT LEE PLANNING BOARD**

A motion was made by Mr. Pohan, seconded by Mr. Ferris, and passed on a vote of 6 to 0 by members Pohan, Marshall, Ferris, Sargenti, Kaplan and Cooney, to approve the 2021 Annual Report of the Fort Lee Planning Board.

**MEMORIALIZATIONS**

**DOCKET #6-20      PRIELYSIUM LLC  
75 BLUFF ROAD  
BLOCK 756, LOT 8  
MINOR SUBDIVISION – THREE (3) LOTS**

Mr. Pohan requested a minor change to Page 5 of the resolution.

A motion was made by Mr. Pohan, seconded by Mr. Kaplan, and passed on a vote of 5 to 0 by members Pohan, Marshall, Ferris, Kaplan and Cooney, to approve the Memorialization for the Resolution of Approval for Minor Subdivision – Three (3) Lots as amended.

**DOCKET #3-21      HAPPY CARE MANAGEMENT, LLC  
1622 PARKER AVENUE  
BLOCK 4354, LOT 1  
MINOR SITE PLAN - SIGNAGE**

Mr. Pohan requested minor changes to Page 6 and Page 7 of the resolution.

A motion was made by Mr. Pohan, seconded by Mr. Ferris, and passed on a vote of 4 to 0 by members Pohan, Marshall, Ferris and Kaplan, to approve the Memorialization for the Resolution of Approval for Minor Site Plan – Signage as amended.

**PUBLIC HEARINGS**

**DOCKET #5-21      ASCEND NEW JERSEY, LLC  
469 WEST STREET  
BLOCK 5751, LOT 1  
PRELIMINARY & FINAL MAJOR SITE PLAN – MEDICAL CANNABIS DISPENSARY**

Vice Chairwoman Cooney stated: This application is being carried to an amended public hearing scheduled for Monday, January 24, 2022. The meeting will now be held virtually. The information for the virtual meeting will be located on the Borough’s website or you can email the Board Secretary. No further notice is necessary by the applicant.

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**REFERRAL FROM THE GOVERNING BODY**

**RESOLUTION OF THE BOROUGH OF FORT LEE DIRECTING THE PLANNING BOARD TO PREPARE A REDEVELOPMENT PLAN FOR PROPERTY KNOWN AS BLOCK 4355, LOTS 11-12, 14-16 AND 20-23.**

A motion was made by Mr. Pohan, seconded by Mr. Kaplan, and passed on a vote of 6 to 0 by members Pohan, Marshall, Ferris, Sargenti, Kaplan and Cooney, to Authorize Phillips Preiss Grygiel Leheny Hughes LLC to Prepare a Redevelopment Plan for Property known as Block 4355, Lots 11-12, 14-16 and 20-23.

Vice Chairwoman Cooney opened the meeting to the public and asked for questions and/or comments.

**ADJOURNMENT**

A motion was made by Mr. Ferris, seconded by Mr. Marshall, and passed without objection to adjourn this meeting at 7:50 p.m.

Respectfully submitted,

*Christen S. Trentacosti*

Christen S. Trentacosti

Recording Secretary