

FORT LEE BOARD OF ADJUSTMENT
March 8, 2022

Present: H. Liapes, J. Nitti, L. Pacheco, D. Sugarman.

Absent: H. Joh, D. Conway, S. Tropea, J. Luppino, E. Hong.

Also Present: J. Mariniello, Esq., D. Juzmeski, Neglia Engineering Associates.

The meeting was held remotely, by means of communication equipment. The foregoing Electronic Public Meeting is recommended due to the current situation involving COVID-19 Virus and directives of State and County governments. The meeting was conducted using the Zoom operating system.

NOTICE OF MEETING:

Chairman Sugarman stated: Let the minutes reflect that adequate notice of this meeting has been provided in the following manner: On November 23, 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. On February 28, 2022, and updated notice with Zoom Information was published in the Record and Jersey Journal, posted 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.

Approval of Minutes

It was moved by Mr. Liapes, seconded by Mr. Pacheco, and passed on a vote of 4-0 by members Liapes, Nitti, Pacheco and Sugarman to approve the minutes of the meeting of February 22, 2022.

Memorializations

Docket #8-19, M&J 730, LLC, 1629 Parker Avenue & 1624 Palisade Avenue, Block 4351, Lots 6 & 11, Extension of Time–Preliminary & Final Major Site Plan–Two-Story, Mixed-Use Shopping Center

It was moved by Mr. Liapes, seconded by Mr. Pacheco, and passed on a vote of 3-0 by members Liapes, Pacheco and Sugarman to adopt the resolution of approval for an Extension of Time–Preliminary & Final Major Site Plan–Two-Story, Mixed-Use Shopping Center.

Docket #9-20, 514 Main Street Fort Lee, LLC, 514 Main Street, Block 3655, Lot 3, Extension of Time–Preliminary & Final Major Site Plan– Five (5)-Story, Self-Storage Facility

It was moved by Mr. Liapes, seconded by Mr. Pacheco, and passed on a vote of 3-0 by members Liapes, Pacheco and Sugarman to adopt the resolution of approval for an Extension of Time–Preliminary & Final Major Site Plan – Five (5)-Story, Self-Storage Facility.

Docket #21-20, Modus21, LLC, 1119 Palisade Avenue, Block 1351, Lot 21, Extension of Time– Preliminary & Final Major Site Plan– Mixed Use – Brokerage Compliance Office with Residential

It was moved by Mr. Pacheco, seconded by Mr. Nitti, and passed on a vote of 4-0 by members Liapes, Nitti, Pacheco and Sugarman to adopt the resolution of approval for an Extension of Time - Preliminary & Final Major Site Plan – Mixed Use – Brokerage Compliance Office with Residential.

Docket #31-21, PS Atlantic Coast, LLC, 504 Jane Street, Block 3651, Lot 3, Façade & Signage - Self-Storage Facility

It was moved by Mr. Liapes, seconded by Mr. Pacheco, and passed on a vote of 3-0 by members Liapes, Pacheco and Sugarman to adopt the resolution of approval for Façade & Signage - Self-Storage Facility.

Docket #3-22, 2045 Lemoine Avenue, LLC, 2045 Lemoine Avenue, Block 4751, Lots 8 & 9, Preliminary & Final Major Site Plan & Signage – Three (3) Story, Office & Commercial Business Building

It was moved by Mr. Nitti, seconded by Mr. Liapes, and passed on a vote of 4-0 by members Liapes, Nitti, Pacheco and Sugarman to adopt the resolution of approval for a Preliminary & Final Major Site Plan – Three (3) Story, Office & Commercial Business Building.

Acceptance/Completeness

Docket #6-22, THR FL, LLC, 204 Tom Hunter Road, Block 3956, Lot 23, Minor Site Plan – Signage

It was moved by Mr. Pacheco, seconded by Mr. Liapes, and passed on a vote of 4-0 by members Liapes, Nitti, Pacheco and Sugarman to deem the application complete. Outstanding items to be submitted prior to public hearing. Will call for a hearing date.

Docket #9-22, 1079 Palisade Avenue, LLC, 1025 Anderson Avenue, Block 355, Lot 12, Two Unit Dwelling

It was moved by Mr. Nitti, seconded by Mr. Liapes, and passed on a vote of 4-0 by members Liapes, Nitti, Pacheco and Sugarman to deem the application complete. Outstanding items to be submitted prior to public hearing. Will call for a hearing date.

ADJOURNMENT

It was moved by Mr. Nitti, seconded by Mr. Liapes, to adjourn the meeting at 7:43 p.m.

Respectfully submitted,

Christen S. Trentacosti

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Recording Secretary