

**Page 2-ZBA Minutes-March 9, 2021**

Chairman Sugarman stated this Memorialization is carried to the meeting of March 23, 2021.

**Docket #35-20 Strategic Group, LLC, 2450 Rossett Street, Block 6953, Lot 11, Two Unit Dwelling**

It was moved by Mr. Liapes, seconded by Mr. Makroulakis and approved on a vote of 6-0 by members Liapes, Makroulakis, Joh, Conway, Pacheco and Sugarman to grant the applicant approval to construct a Two Unit Dwelling.

**Acceptance/Completeness**

**Docket #7-21, Rock Solid Built, LLC, 210 Tremont Avenue, Block 2555, Lot 8, Minor Subdivision – Two (2) Single Family Dwellings**

It was moved by Mr. Makroulakis, seconded by Mr. Conway and approved on a vote of 7-0 by members Liapes, Makroulakis, Joh, Conway, Pacheco, Hong and Sugarman to deem the application complete. Mr. Macri will call the office for a hearing date.

Chairman Sugarman stated that Mr. Pacheco and Ms. Hong are voting members tonight.

**Public Hearings**

**Docket #14-19, Robert Place Realty, LLC, 1545 Route 46 West, Block 2651, Lot 2, Court Remand – Preliminary & Final Major Site Plan – 105 Unit, Assisted Living Facility**

Mr. Caulfield of the law firm Schepisi & McLaughlin entered his appearance. He is representing Westgate Condominium Association.

Ms. Federico stated this project was approved on June 19, 2019. It was appealed by Westgate Condominium Association. 105 units and 55 parking spaces were approved. The height proposed is 7 stories, 80 feet high. We need to seek a variance for height. We submitted the same site and architectural plans. We are relying on all prior testimony. The Affidavit of Service and proof of publication has been submitted.

Mr. Caulfield stated that the experts should have testified to the height in 2019. The new notice does not mention all items in my letter.

Chairman Sugarman stated Ms. Bogart can testify to all items in the application.

Conrad Roncati, Architect, 1 Executive Drive, Fort Lee was sworn in and his credentials accepted by Chairman Sugarman.

Mr. Roncati stated the May 10, 2019 drawings were used in 2019 and submitted for this remand hearing. The height of the project is proposed at two different heights, the lower section on the West side of the building and the main building on the Eastern side.