

FORT LEE PLANNING BOARD
MARCH 13, 2023

PRESENT: A. Pohan, M. Marshall, P. Yoon, R. Ferris, B. Suh, M. Sargenti, R. Kative, M. Kaplan, J. Cooney.

ABSENT: N. Forshner, H. Greenberg.

ALSO PRESENT: Louis Karp, Esq., Board Attorney; Paul Grygiel of Phillips Preiss Grygiel Leheny Hughes LLC.

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 28, 2022 this Body, by Resolution, adopted a Schedule of Regular Public Meetings for 2023. 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 2023 to cover the cost of mailing.

APPROVAL OF MINUTES – FEBRUARY 13, 2023:

Vice Chairwoman Cooney stated: There needs to be a correction on Page 2. The exhibit date should be 2/13/23 not 12/13/23.

Ms. Trentacosti stated: I will amend the minutes.

A motion was made by Mr. Kaplan, seconded by Mr. Sargenti, and passed on a vote of 6 to 0 by members Marshall, Ferris, Suh, Sargenti, Kaplan and Cooney, to approve the minutes for the meeting of February 13, 2023, as amended. Mr. Pohan, Councilman Yoon and Ms. Kative abstained from the vote.

MEMORIALIZATIONS:

DOCKET #4-22 458 FORT LEE CARE LLC
458 WEST STREET
APPROVED BLOCK 5053, LOT 3
MINOR SITE PLAN – SIGNAGE

A motion was made by Mr. Marshall, seconded by Mr. Ferris, and passed on a vote of 6 to 0 by members Marshall, Ferris, Suh, Sargenti, Kaplan and Cooney, to approve the Memorialization of the Resolution of Approval for Minor Site Plan – Signage.

Ms. Kative questioned: The Sign Committee has not sent letters for the past few applications. Has anyone looked into this?

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Vice Chairwoman Cooney stated: Yes, the Sign Committee said there was some confusion but they sent the letter. We will send out our letter again.

ACCEPTANCE/COMPLETENESS:

**FORT LEE SENIOR HOUSING PROJECT
326 GUNTZER STREET & 309 & 319 MAIN STREET
BLOCK 4651, LOTS 6, 7.01 & 7.02
MINOR SUBDIVISION & COURTESY REVIEW**

Brian Chewcaskie, Esq. stated: I am here on behalf of the Borough of Fort Lee. We are here for a subdivision and seeking courtesy review of the submitted plans. About three or four years ago there was a subdivision deed filed but the subdivision never came here for your review so we feel that it was done inappropriately and therefore invalid. We need Board review and adjustment of the subdivision to accommodate the new building. The Borough has been in partnership with the County for a few years now and they have finally decided what they wanted to do. This will be one hundred percent senior housing. The Borough will contribute the land and a certain cash portion. We are here for completeness on the subdivision. We will request the waivers that have been pointed out by the Board Planner and the items that were requested are being prepared.

Ms. Kative questioned: What is the zoning of this property, and will it need to be changed?

Mr. Chewcaskie stated: I am not sure, but I believe it is commercial. Technically, due to the review and it being a government request, the zoning does not need to be changed.

Mr. Karp stated: It is C-1 according to the subdivision plan.

Vice Chairwoman Cooney questioned: So, you do not need to change the zoning?

Mr. Chewcaskie stated: No, because of it being a courtesy review and since it is a government entity we just need the Board to review it and make sure it complies. We are seeking the subdivision and a courtesy review and will provide the Housing Authority with whatever comments the Board may have.

Mr. Kaplan questioned: This housing helps with the Borough's affordable housing obligation?

Mr. Chewcaskie stated: Yes.

A motion was made by Mr. Pohan, seconded by Mr. Sargenti, and passed on a vote of 8 to 0 by members Pohan, Marshall, Ferris, Suh, Sargenti, Kative, Kaplan and Cooney, to deem the application complete upon submittal of the outstanding items. Councilman Yoon abstained from the vote.

Vice Chairwoman Cooney opened the meeting up to the public.

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ADJOURNMENT

A motion was made by Mr. Sargenti, seconded by Mr. Ferris, and passed without objection to adjourn this meeting at 7:42 p.m.

Respectfully submitted,

Christen S. Trentacosti

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Recording Secretary