

FORT LEE PLANNING BOARD
APRIL 11, 2022

PRESENT: A. Pohan, M. Marshall, R. Ferris, B. Suh, N. Forshner, M. Kaplan, J. Cooney.

ABSENT: M. Sargenti, 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.

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:

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. On March 31, 2022, an updated notice with the 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 Web Site and 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 – MARCH 7, 2022:

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, Suh, Kaplan and Cooney, to approve the minutes for the meeting of March 7, 2022. Mr. Forshner abstained from the vote.

NEW BUSINESS

Ordinance No. 2022-6

An Ordinance Amending and Supplementing Various Sections of Chapter 410 Entitled "Zoning"

Vice Chairwoman Cooney stated: At the end of March, we received Ordinance #2022-6, Amending and Supplementing Various Sections of Chapter 410 Entitled "Zoning". We as a Planning Board were asked to review everything we had done on the Master Plan and we produced a Reexam at the end of December. This ordinance was then produced, and I asked Paul to review it and he sent us a three-page memo outlining his findings on the resolution. The Mayor and Council asked that we review this, and I asked for the meeting this evening because their meeting is Thursday.

Mr. Grygiel stated: Myself and Ms. Trahan prepared the memo dated, March 28, 2022. The statutory requirement requires the Mayor and Council, regarding anything land use, be sent to the Planning Board for

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review and report back that it is consistent with the Master Plan. When we reviewed the ordinance, we found that it is very consistent with the recommendations and the memo also shows the recommendations that were not included in this ordinance. It is consistent with the Master Plan.

Mr. Ferris stated: I think the review by Mr. Phillips was excellent. In addition, I would suggest that the memo be sent with the letter to the Mayor and Council for their review.

Vice Chairwoman Cooney stated: I agree. I think the onus of what's missing falls on us and we have to turn around to the Mayor & Council and tell them what other changes we would like.

Mr. Kienz stated: Yes, you certainly can. It is an ongoing process, and you can keep on making recommendations and producing reexams.

Mr. Pohan questioned: On Page 5 of the Ordinance there is a typographical error. It is on Page 5, at D. Side Yard Exception. (1) Corner lot. "The side street setback line of ay corner lot". It should say "The side street setback line of **any** corner lot". Also, on the restaurant's parking requirements, were there any changes? It says one for every four.

Mr. Grygiel stated: No, this is the same. In other areas it is one for every two. Just the blocks and lots were affects.

Vice Chairwoman Cooney questioned: Are we all in agreement that we are telling the Mayor and Council that we reviewed the ordinance and found it to be consistent with the Master Plan?

Mr. Kaplan stated: My opinion is yes, and I would like to motion that it be sent with the memo.

A motion was made by Mr. Kaplan, seconded by Mr. Pohan, and passed on a vote of 7 to 0 by members Pohan, Marshall, Ferris, Suh, Forshner, Kaplan and Cooney, to recommend that Ordinance No. 2022-6, An Ordinance Amending and Supplementing Various Sections of Chapter 410 Entitled "Zoning, is consistent with the Master Plan.

Vice Chairwoman Cooney asked if there was anything else needing to be discussed.

Mr. Forshner stated: I would like to ask why we are still getting full size plans. In the last twenty years I have never used full size plans and I am in the business. I recommend that we get 11x17 plans, they are acceptable throughout the industry. I understand from Christen that there is no requirement on the size of the plans that we are receiving in the ordinance. I recommend that we get at least one full size set for the file and the rest be sent smaller along with a PDF.

Mr. Pohan questioned: There is nothing in our ordinance on size?

Ms. Trentacosti stated: No, both myself and Paul looked. There is no requirement.

Mr. Kienz stated: I recommend that we review the submission packet and put it in there. We should also see what Fort Lee wants and what the Board of Adjustment wants. We can work everything out during the day with Christen and Paul.

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Vice Chairwoman Cooney stated: I agree with getting smaller plans and we should run it past the Board of Adjustment to make sure that this is what they want as well.

Mr. Forshner stated: I can call Doug Sugarman tomorrow.

The Board agreed they would like to change the size of the plans submitted with the submission of applications.

ADJOURNMENT

A motion was made by Mr. Forshner, seconded by Mr. Pohan, and passed without objection to adjourn this meeting at 7:53 p.m.

Respectfully submitted,

Christen S. Trentacosti

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Recording Secretary