

FORT LEE PLANNING BOARD
MAY 9, 2022

PRESENT: A. Pohan, M. Marshall, R. Ferris, B. Suh, J. Cooney, R. Kative, M. Kaplan, H. Greenberg.

ABSENT: M. Sargenti, N. Forshner.

ALSO PRESENT: Liz Leheny of Phillips Preiss Grygiel Leheny Hughes LLC.

NOTICE OF MEETING:

Chairman Greenberg 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.

APPROVAL OF MINUTES – APRIL 11, 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, Cooney and Kaplan, to approve the minutes for the meeting of April 11, 2022. Ms. Kative and Chairman Greenberg abstained from the vote.

REFERRAL FROM THE GOVERNING BODY

Resolution of the Borough Council of the Borough of Fort Lee Authorizing and Directing the Planning Board of the Borough of Fort Lee to Examine Whether Certain Lands, In Particular, Block 6451, Lots 5.02 Located at 2 Executive Drive and 5.03 and 5.04 Located at 1 Executive Drive in the Borough of Fort Lee, New Jersey, Should be Determined to be An Area in Need of Redevelopment, Specifically a Non-Condemnation Redevelopment Area, Pursuant To N.J.S.A. 40A:12A-1 et seq.

Liz Leheny stated: I am a colleague of Paul Grygiel. I have worked on the Borough's affordable housing over the past decade. The request to undertake this study is very much tied to the affordable housing obligation and we are hopeful for a settlement with Fair Share Housing. There are three different lots all on Executive Drive, 1 Executive Drive North, 1 Executive Drive South and 2 Executive Drive. They have been before the Boards before and have had approvals on them. 1 Executive Drive South had 186 multi-family units approved on it, but it is still a vacant lot. 1 Executive Drive North has 132 multi-family units and is completed. 2 Executive Drive had a conversion of offices to 84 multi-family units which now makes it a mixed use and is completed. There was also a designation of park of the parking lot to create a 40-unit, 100% affordable housing building approved in 2019. The Borough Attorney would now like to increase this building to 60 units.

Chairman Greenberg stated: That would now make it over 500 units here.

Ms. Leheny stated: Yes, more like 600 units. The three lots have common ownership, they are all different lots, there are parking cross easements, etc. They would like to do a study to find if all three lots qualify

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according to the criteria. The designation as a redevelopment area would give the Borough control over the design, landscaping, access, etc. They are hopeful to create 101 affordable housing units and it would be a large amount of what the Borough owes. The C3 Zone does not really permit this type of building so the redevelopment designation would help. Again, this is only to do the study. We have seen it happen before where only one of the properties qualifies and the other two do not or where two do and the other does not.

Ms. Cooney questioned: What happens to the redevelopment we approved?

Ms. Leheny stated: The one with the 40-units dies, it is superseded.

Ms. Cooney questioned: They would undergo a new redevelopment plan?

Ms. Leheny stated: Yes.

Ms. Cooney stated: With that redevelopment plan we found that fighting a fire could be a problem because you could not fit a fire truck there.

Ms. Leheny stated: That has to be accounted for in some way and provisions made if it does become a redevelopment area. It has to be proven to the Borough to be a safe situation.

Ms. Kative questioned: There are 101 affordable housing units created but how many are we short?

Ms. Leheny stated: 427 units but there is a bit of a math problem to that. You are allowed to have twenty-five percent in bonuses which brings the number to 320. There are currently 138 units complete or near complete. That leave 182 remaining. There would be 101 at this location and we are negotiating the other 81 at other sites in town.

Ms. Kative stated: There are three bills in Congress pending that would assist and give grants to this. I would be more than happy to pass that onto the Borough. I think it would be a great aid to the Borough.

Everyone agreed.

Mr. Ferris questioned: What was the 107 unit discount?

Ms. Leheny stated: The rules say that you can take up to twenty-five percent in bonuses which goes back to the '90s. There was a one-unit rental bonus so one counts for two.

Chairman Greenberg stated: The deficit wouldn't be much then.

Ms. Leheny stated: Only 81 units.

Mr. Kaplan questioned: Is there any feedback on why the 40 units never got started?

Ms. Leheny stated: I don't know. The negotiations are done without me.

Mr. Pohan questioned: Will it have any bearing on the area of need for why it didn't get built?

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Ms. Leheny stated: I don't think so. I understand they were able to get tax credits and they did take advantage, so they have to or pay it back.

A motion was made by Ms. Kative, seconded by Ms. Cooney, and passed on a vote of 8 to 0 by members Pohan, Marshall, Ferris, Suh, Cooney, Kative, Kaplan, and Greenberg, to authorize that Phillips Preiss Grygiel Leheny Hughes LLC, prepare a redevelopment study regarding Block 6451, Lots 5.02 Located at 2 Executive Drive and 5.03 and 5.04 Located at 1 Executive Drive in the Borough of Fort Lee, New Jersey.

NEW BUSINESS

Mr. Pohan questioned: What happened with the plan size being reduced? Did we get an answer?

Ms. Trentacosti stated: Yes, the Board of Adjustment agreed and would like smaller plans. I am working with Mr. Grygiel and Ms. Trahan on the wording to go possibly into the application and what we need to require. I would also like to run it past the Mayor and Council for their thoughts as well.

ADJOURNMENT

A motion was made by Mr. Pohan, seconded by Ms. Kative, and passed without objection to adjourn this meeting at 7:57 p.m.

Respectfully submitted,

Christen S. Trentacosti

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Recording Secretary