

**FORT LEE PLANNING BOARD**

**MAY 10, 2021**

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

ABSENT: R. Ferris, R. Kative, H. Greenberg.

ALSO PRESENT: Glenn Kienz, Esq., Board Attorney; M. Jovishoff of Phillips Preiss Grygiel Leheny Hughes LLC.

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 December 14, 2020 this Body, by Resolution, adopted a Schedule of Regular Public Meetings for 2021. 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 May 3, 2021, an updated notice with the Zoom Information was 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 2021 to cover the cost of mailing.

**APPROVAL OF MINUTES – APRIL 12, 2021:**

A motion was made by Mr. Pohan, seconded by Mr. Kaplan, and passed on a vote of 7 to 0 by members Pohan, Marshall, Suh, Sargenti, Forshner, Kaplan, and Cooney, to approve the minutes for the meeting of April 12, 2021.

**SIGN & FAÇADE COMMITTEE LIASION**

Vice Chairwoman Cooney stated: I have given some thought to this. I was there at the start and formation of the committee and I know the intent of what the committee was meant to do at the time. Initially, I will sit as the liaison and will probably step down and ask another member to take over.

**RESOLUTION FOR PROFFESIONAL APPOINTMENT FOR CONFLICT ATTORNEY FOR 2021**

A motion was made by Mr. Forshner, seconded by Mr. Kaplan, and passed on a vote of 7 to 0 by members Pohan, Marshall, Suh, Sargenti, Forshner, Kaplan and Cooney, to approve the Resolution of the Planning Board of the Borough of Fort Lee Authorizing the Award of Contract for Professional Service of Conflict Attorney appointing the following professional:

Board Conflict Attorney

Ronald P. Mondello, Esq./ Ronald P. Mondello, P.C.

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**MEMORIALIZATIONS:**

**DOCKET #1-21      69 MAIN ST. FORT LEE URBAN RENEWAL ASSOCIATES, LLC**

**69 MAIN STREET**

**APPROVED            BLOCK 4355, LOT 17**

**AMENDED PRELIMINARY & FINAL MAJOR SITE PLAN – ADDITION OF TWO (2)  
DWELLING UNITS**

Vice Chairwoman Cooney questioned: Councilman Sargenti, do you want to explain why you had the traffic study done?

Councilman Sargenti stated: One of the residents raised concerns at the hearing and I wanted to know what was going on there and have backup in case the residents call. It seems there was one accident there with a parked car. Since it is a state or county road, we cannot put up signage such as no left or right turns. I just thought it was good to get an overall picture of what was going on there.

A motion was made by Mr. Kaplan, seconded by Mr. Pohan, and passed on a vote of 7 to 0 by members Pohan, Marshall, Suh, Sargenti, Forshner, Kaplan, and Cooney, to adopt the resolution of approval for Amended Preliminary & Final Major Site Plan – Addition of Two (2) Dwelling Units.

**REFERAL 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 4355, Lots 14-16, Located at 90-100 Main Street and Block 4355, Lots 11-12 and 20-23, Located at 1636 & 1640 Kaufer Lane; 55, 51 & 47 Main Street 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.**

Mr. Jovishoff stated: You have not received any prior information on these properties. They are not connected and are situated around 69 Main Street. They both had prior approvals, which I believe have both expired. The contract purchaser submitted concept plans and has asked that the properties be designated as a redevelopment area. The building they are requesting is somewhat larger on 90-100 Main Street. There are more units being requested, it is a bulkier building but same height as previously approved. The proposed building at Kaufer Lane is more units but appears to be less bulky. If you choose, we will conduct a study to determine if these properties qualify as an area in need of redevelopment. Both properties are pretty much vacant.

Mr. Pohan questioned: Are there properties on either side of Main Street?

Mr. Jovishoff stated: 90-100 Main Street is the turn of Main Street on the south side. 55, 51 & 47 Main Street are on the west side of Main Street.

Mr. Pohan questioned: Are they contiguous?

Mr. Jovishoff stated: No, they are separate by the Liberty and the Pinnacle.

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Mr. Kaplan stated: I drove by these properties by the frame store. There are small buildings with notices by the Fire Marshall. I assume this will be in Mr. Jovishoff's report.

Mr. Jovishoff stated: There are a number of criteria that need to be met and looked at and then we make the determination.

Vice Chairwoman Cooney stated: As we move forward can we make sure the public is notified at the correct time, so we don't have a problem like last time.

Mr. Jovishoff stated: There is no notice to anyone other than the property owner's of the lots being studied at this time.

Vice Chairwoman Cooney asked for comments from the public.

A motion was made by Mr. Forshner, seconded by Councilman Sargenti, and passed on a vote of 7 to 0 by members Pohan, Marshall, Suh, Sargenti, Forshner, Kaplan, and Cooney, to authorize that Phillips Preiss Grygiel Leheny Hughes LLC, prepare a redevelopment study regarding Block 4355, Lots 14-16, Located at 90-100 Main Street and Block 4355, Lots 11-12 and 20-23, Located at 1636 & 1640 Kaufer Lane; 55, 51 & 47 Main Street in the Borough of Fort Lee, New Jersey.

**ADJOURNMENT**

A motion was made by Councilman Sargenti, seconded by Mr. Pohan, and passed without objection to adjourn this meeting at 7:50 p.m.

Respectfully submitted,

*Christen S. Trentacosti*

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Recording Secretary