

FORT LEE PLANNING BOARD

MAY 22, 2023

PRESENT: M. Marshall, P. Yoon, R. Ferris, J. Cooney, M. Sargenti, N. Forshner, R. Kative, M. Kaplan, H. Greenberg.

ABSENT: A. Pohan, B. Suh.

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

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 – APRIL 10, 2023:

A motion was made by Mr. Ferris, seconded by Mr. Sargenti, and passed on a vote of 6 to 0 by members Marshall, Ferris, Cooney, Sargenti, Forshner, and Kaplan, to approve the minutes for the meeting of April 10, 2023. Councilman Yoon and Chairman Greenberg abstained from the vote. Ms. Kative recused herself from the vote.

MEMORIALIZATIONS:

FORT LEE SENIOR HOUSING PROJECT

**APPROVED 326 GUNTZER STREET & 309 & 319 MAIN STREET
BLOCK 4651, LOTS 6, 7.01 & 7.02
MINOR SUBDIVISION**

A motion was made by Ms. Cooney, seconded by Mr. Sargenti, and passed on a vote of 5 to 0 by members Ferris, Cooney, Sargenti, Forshner and Kaplan, to approve the Memorialization of the Resolution of Approval for Minor Subdivision.

ACCEPTANCE/COMPLETENESS:

**DOCKET #1-23 JUSTIN CHUNG, DDS, MS d/b/a
JIC PROPERTY, LLC
2033 CENTER AVENUE
BLOCK 4651, LOT 8**

PRELIMINARY & FINAL MAJOR SITE PLAN – DENTAL OFFICE

FORT LEE PLANNING BOARD

MAY 22, 2023

Page 2

Mr. Cereste stated: This is a unique property. My client wished to knock down and rebuild a dental office here as he has one across the street. There was prior approval on this property as well. We will comply with the items in the Completeness Memo.

Mr. Sargenti questioned: How long ago was the prior approval?

Mr. Cereste stated: Maybe 1985? The resolution is attached to the application that was submitted.

Mr. Kaplan questioned: Are you going to comply with the Stormwater Management information?

Mr. Cereste stated: Yes.

Mr. Karp stated: We are going to invoke the Doctrine of Necessity because of our location to the property.

Mr. Cereste stated: Yes.

Ms. Kative questioned: There are five spots on the existing property. What is the proposed amount of parking?

Mr. Cereste stated: The location of the property gives us a reduced parking element. We only need five spaces because of that. I am also submitting a supplemental parking report.

A motion was made by Mr. Sargenti, seconded by Mr. Ferris, and passed on a vote of 8 to 1 by members Marshall, Yoon, Ferris, Cooney, Sargenti, Forshner, Kaplan and Greenberg, to deem the application complete upon submittal of the outstanding items. Ms. Kative voted to deny completeness.

ADJOURNMENT

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

Respectfully submitted,

Christen S. Trentacosti

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Recording Secretary