

FORT LEE PLANNING BOARD
JULY 10, 2023

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

ABSENT: A. Pohan, P. Yoon, M. Sargenti, H. Greenberg.

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

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 – JUNE 12, 2023:

A motion was made by Mr. Forshner, seconded by Mr. Ferris, and passed on a vote of 6 to 0 by members Marshall, Ferris, Suh, Forshner, Kaplan and Cooney, to approve the minutes for the meeting of June 12, 2023. Ms. Kative abstained from the vote.

ACCEPTANCE/COMPLETENESS:

**DOCKET #2-23 MCRT INVESTMENTS, LLC on behalf of
FORT LEE UPPER MAIN URBAN RENEWAL, LLC
90-100 MAIN STREET
BLOCK 4355, LOTS 14, 15 & 16
PRELIMINARY & FINAL MAJOR SITE PLAN – 14-STORY, 172 UNIT RESIDENTIAL
BUILDING**

Gail Price, Esq. stated: We represent the applicant. We have no objection to submitting the items requested in the completeness memo.

A motion was made by Ms. Kative, seconded by Mr. Ferris, and passed on a vote of 7 to 0 by members Marshall, Ferris, Suh, Forshner, Kative, Kaplan and Cooney, to deem the application complete upon submittal of the outstanding items.

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**DOCKET #3-23 MCRT INVESTMENTS, LLC on behalf of
FORT LEE LOWER MAIN URBAN RENEWAL, LLC
41, 47, 51 & 55 MAIN STREET &
1636 & 1640 KAUFER LANE
BLOCK 4355, LOTS 11, 12, 20, 21, 22 & 23
PRELIMINARY & FINAL MAJOR SITE PLAN – 14-STORY, 253 UNIT RESIDENTIAL
BUILDING**

Gail Price, Esq. stated: We represent the applicant. We have no objection to submitting the items requested in the completeness memo.

A motion was made by Mr. Forshner, seconded by Mr. Marshall, and passed on a vote of 7 to 0 by members Marshall, Ferris, Suh, Forshner, Kative, Kaplan and Cooney, to deem the application complete upon submittal of the outstanding items.

Mr. Kaplan stated: I would just like to say I like the paperwork that was submitted. It paints a good picture.

Vice Chairwoman Cooney questioned: Is there no component here for low-income housing?

Ms. Price stated: Yes, there is. It is forty-six units, and the application is variance free. We will be fully compliant.

Ms. Price, the Board and its professionals reviewed procedural items for the public hearings of the applications.

ADJOURNMENT

A motion was made by Mr. Kaplan, seconded by Ms. Kative, and passed without objection to adjourn this meeting at 7:48 p.m.

Respectfully submitted,

Christen S. Trentacosti

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Recording Secretary