

**FORT LEE PLANNING BOARD**  
**SEPTEMBER 12, 2022**

PRESENT: M. Marshall, R. Ferris, B. Suh, J. Cooney, M. Sargenti, N. Forshner, H. Greenberg.

ABSENT: A. Pohan, R. Kative, M. Kaplan.

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

**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 – AUGUST 8, 2022:**

A motion was made by Ms. Cooney, seconded by Mr. Ferris, and passed on a vote of 6 to 0 by members Marshall, Ferris, Suh, Cooney, Sargenti and Greenberg, to approve the minutes as amended for the meeting of August 8, 2022. Mr. Forshner abstained from the vote.

**ACCEPTANCE/COMPLETENESS:**

**DOCKET #2-22 ASCEND NEW JERSEY, LLC**  
**469 West Street**  
**BLOCK 5751, LOT 1**

**AMENDED PRELIMINARY & FINAL MAJOR SITE PLAN – CANNABLIS RETAIL ESTABLISHMENT**

Benjamin Wine, Esq. stated: My firm represents the Applicant. We can submit what the Planner has requested.

Ms. Trentacosti questioned: Did you receive the email today from our Traffic Engineer?

Mr. Wine questioned: I am sure we did, and we will comply. Do they want it for completeness or if approved?

Ms. Trentacosti stated: I believe as part of completeness.

Vice Chairwoman Cooney questioned: The way this is written sounds like you are eliminating medical use to put a retail use only. Is that what you are doing?

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Mr. Wine stated: I believe it will be working in conjunction with the medical use.

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

**PUBLIC HEARINGS:**

**DOCKET #1-22      WINIA AMERICA, LLC  
                         222 BRUCE REYNOLDS BOULEVEARD  
                         BLOCK 4751, LOT 1  
MINOR SITE PLAN – SIGNAGE**

Ms. Trentacosti stated: This application will be carried to the meeting of Monday, October 24, 2022. No further notice is necessary, and time is waived for the Board to act.

**NEW BUSINESS**

**PLAN SIZE FOR DEVELOPMENT APPLICATIONS DISCUSSION**

Ms. Trentacosti stated: I spoke with the Borough Administrator about the plan size change, and he said that the Mayor and Council agree with the change. They just ask that if we have any other changes, we do it at the same time since it is a process to change the Ordinance which must be done since our application is in the Ordinance. I do not believe that we do have anything that we would request to be done or at least soon.

Ms. Cooney questioned: Do we need any large plans for our professionals?

Ms. Trentacosti stated: In the memo I sent to the Mayor and Council it stated that we would be asking for a few larger sizes and PDFs. The larger sizes are mostly for the public that may need to see a larger version but since the plans are now online, we do not usually have public come to the office anymore. They would also be required to submit full size plans when they are approved and final for signature.

Mr. Forshner stated: I was the one that brought up the changing of the plan size. I do this for a living and for years now we have not used large paper plans. We do everything off smaller sizes or PDFs because they are too bulky.

Ms. Cooney questioned: Can we ask them to move forward with submitting smaller size plans from now on, while the Ordinance is being revised?

Ms. Trentacosti stated: I can send out an email to the attorney's that come to Fort Lee often. I'm sure they will be happy to go to smaller plans. There may still be a few larger sizes that come in for plans that they may already have had in the works that haven't yet been submitted.

The Board agreed to the size change and moving forward with submitting the change to the Mayor & Council.

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**ADJOURNMENT**

A motion was made by Ms. Cooney, seconded by Mr. Ferris, and passed without objection to adjourn this meeting at 7:43 p.m.

Respectfully submitted,

*Christen S. Trentacosti*

Christen S. Trentacosti

Recording Secretary