

AGENDA FOR MONDAY, AUGUST 18, 2008 AT 7:30 P.M.

TO: Planning Board Members
Bulletin Board, Borough Hall
Neil Grant, Borough Clerk
Erik Swanson, Zoning Officer
Borough Engineers, Borough Planner
Zoning Board of Adjustment Liaison
Record, Jersey Journal, Time Warner Cable, Fort Lee Online

FROM: Barbara B. Klein, Planning Administrator/Board Secretary

There will be a regular public meeting of the Planning Board, Borough of Fort Lee on Monday, August 18, 2008 at 7:30 P.M. The meeting will be held in the Council Chambers, Municipal Building, 309 Main Street, Fort Lee, New Jersey.

1. Salute to the Flag
2. Roll call of members
3. Statement of meeting concerning compliance with the provisions of the "Sunshine Act"
4. Review and approval of minutes on July 14, 2008
5. **Memorialization**

Docket #9-08 **Whitehall Towers at Fort Lee, LLC**
2020 Central Road
APPROVED Block 4854, Lots 1 & 5

Amendment to Site Plan
Preliminary/Final Major Site Plan
Carmine Alampi, Esq. is representing the applicant.

6. Referral from the Governing Body

ORDINANCE #2008-34

AN ORDINANCE AMENDING CHAPTER 345 SITE PLAN REVIEW AND
CHAPTER 410 ZONING OF THE BOROUGH OF FOR LEE
Design standards and guidelines in the C-1 Central Business District; Regulation of non-
conforming uses.

ORDINANCE #2008-36

AN ORDINANCE TO AMEND AND SUPPLEMENT CHAPTER 410, ZONING OF
THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF FOR LEE
CONCERNING THE R7A MID-RISE RESIDENTIAL ZONE

7. Acceptance/Completeness

Docket #12-08 **Angelo Nigro Family Trust**
1400 Anderson Avenue
Block 2254, Lot 1

Preliminary/Final Major Site Plan
Retail Building Expansion/Parking Variance
Saverio Cereste, Esq. is representing the applicant.

8. Request for Extension of Time

Docket #1-06 **George & Athena Tsoullis**
Bigler Street/Hudson Terrace
Block 4856, Lots 2, 3, 4, 5, 6 & 7

Original Memorialization: September 11, 2006
Prior Approval for Preliminary/Final Major Site Plan
Four-Story Office/Retail Building with Lower Level Parking
Saverio Cereste, Esq. is representing the applicant.

9. Public Hearings

Docket #7-08 **Ashkenazy Acquisition Corporation**
Washington Bridge Plaza
2151 Lemoine Avenue
Block 5952, Lot 11
Preliminary/Final Major Site Plan/Amendment to Site Plan
Restaurant/Parking Variance
Paul Kaufman, Esq. is representing the applicant.
(Continued Public Hearing from July 14, 2008)
NOTE: Richard Malagiere, Esq. will sit in for Board Attorney Joseph Andresini for this application as Mr. Andresini has a conflict as does Joseph Mariniello, Zoning Board Attorney.

Docket #8-08 **Metro PCS New York, LLC**
2339 Route 4 East
Block 6354, Lot 7
Telecommunication Roof-Top Wireless Facility
Preliminary/Final Major Site Plan
Gregory D. Meese, Esq. of
Price, Meese, Shulman & D'Arminio is representing the applicant.

Docket #10-08 **1590 Lemoine Avenue LLC**
1590 Lemoine Avenue
Block 4252, Lot 22
Preliminary/Final Major Site Plan
Professional Office Building including Bank
Paul Kaufman, Esq. is representing the applicant.

Docket #11-08 **Yongchun Chu**
d/b/a DJ & YC Realty LLC
2027 Center Avenue
Block 4651, Lot 10
Preliminary/Final Major Site Plan
Addition and Alteration of Existing Commercial Space for Office/Retail
Saverio Cereste, Esq. is representing the applicant.

10. Motion to Adjourn