

**BOROUGH OF LEONIA  
PLANNING BOARD AGENDA  
WEDNESDAY, October 28, 2015  
7:30 P.M. – Borough Hall Annex**

**1. ROLL CALL**

**2. OPEN MEETING STATEMENT**

Please turn off all electronic devices

Conditions of the Sunshine Law have been met by a notice on the bulletin board at Borough Hall and notices sent to the official newspapers

**3. SALUTE TO FLAG**

**4. REVIEW AND ACCEPTANCE OF August 26, 2015 Minutes; September 23, 2015 Minutes and Special Meeting Minutes September 29, 2015.**

**5. WAIVE READING OF THE MINUTES**

**6. OLD BUSINESS – Continuation of Public Hearing and Adoption of Resolution supporting the Redevelopment & Rehabilitation Report presented by Jessica Giorgianni of H2M at the September 29, 2015 Special Meeting.**

**7. OLD BUSINESS – MATTERS CONTINUED FROM THE September 23, 2015 MEETING**

**PB15-19 – MSN Services LLC, 56 Ridge Road Norwood, N.J. for property located at 180 Fort Lee Road – Block 1205 Lot 4 – presently a vacant lot in the “B” Zone. Applicant proposes a 4-family residential dwelling in (2) units of two families each. Variances required:**

**Lot Area, Density, Frontage, Front Yard, Rear Yard, Side Yard, Required distance between buildings, and Building Coverage. Architectural plans prepared by Pulice/Williams Architects and Engineering plans prepared by Mark Martins Engineering; applicant represented by Kevin T. Conway, Esq. Amended plans submitted on October 16, 2015.**

**8. NEW BUSINESS – APPLICATIONS SUBMITTED:**

**PB15-20 – Eugene Y. Yen for property located at 424 Grand Avenue, Block 503 Lot 20 to enclose the front porch. Applicant seeking front and side yard setback relief; 25 required for front yard and 10 feet for side yard; existing is 6.11 for front yard and 3.43 for side yard. Plans prepared by Bonanomi & Bennet Architects; represented by Matthew G. Capizzi, Esq. This application is amended from one rejected by the PB; original application PB15-12.**

**PB15-21 – Anna Rosales – 446 Fort Lee Road – Block 1306 Lot 11. Applicant seeks to build a deck on the side of an existing structure. Result of the deck addition is 14.03 feet for combined side yards when 18 feet is required. Plans prepared by Daniel C. Smith, P.E. through Lowe’s Companies, Inc**

**Public speaking to the application – two minutes per speaker at the discretion of the Chairman.**

- 9. COMMITTEE REPORTS**
- 10. COUNCIL LIAISON REPORT**
- 11. REPORT OF PLANNING BOARD ENGINEER**
- 12. CORRESPONDENCE – Fire Marshal Dave Haenelt prepared (2) draft Ordinances for consideration as they relate to Standby Generators and Solar Panels. Presently neither of these items are included in the zoning code. Copies of drafts included in packets.**
- 13. CLOSED SESSION – If necessary.**
- 14. ADJOURNMENT**

**Next Meeting Wednesday November 18, 2015 7:30 PM at Borough Hall Annex**