

Minutes

Leonia Planning Board

Wednesday February 26, 2020

Public Library

7:30 p.m.

Members present: Mr. Wolf, Mr. Russell, Councilman Fusco, Chairman DeGidio, Vice Chairman Petti, Mr. Botten, Mr. Thompson, Mr. Gold, Ms. Stewart, Mr. Ko

Members absent: Mayor Zeigler, Mr. Ford, Mr. Edelman

Also present: Attorney Steinhagen, Mr. Melfi, Ms. Evans

Meeting called to order at 7:30 p.m.

Roll call, announcement of proper notice on meeting, salute to the flag

Zoning Officer Dan Melfi was sworn in as the Zoning Officer for the board by Attorney Steinhagen.

Minutes:

Motion to waive the reading of the minutes of the January 29th reorganization meeting: Mr. Botten

Second: Mr. Russell

Motion passes

Motion to approve the minutes of the reorganization portion of the meeting: Mr. Botten Second: Mr.

Russell

Passed by a vote of 8 yes (Wolf, Russell, Fusco, DeGidio, Petti, Botten, Gold, Stewart)

0 no

Motion to waive the reading of the January 29th meeting: Mr. Botten Second: Mr. Russell

Motion passes

Motion to approve the minutes of the January 29th meeting: Mr. Botten Second: Mr. Russell

Passed by a vote of 8 yes (Wolf, Russell, Fusco, DeGidio, Petti, Botten, Gold, Stewart)

0 no

Resolution:

File#2019-19 Julie Ullbrich & Anthony Vassallo, 396 Park Avenue

Motion to waive the reading of the resolution: Vice Chairman Petti Second: Mr. Wolf

Motion passes

Motion to approve the resolution: Vice Chairman Petti Second: Mr. Russell

Passed by a vote of 5 yes (Wolf, Russell, DeGidio, Petti, Stewart)

New Application:

File#2020-02 Hok & Mary Chan, 173 Moore Avenue

The applicant appeared before the board for minor setback changes as per their As Built survey.

He explained to the board that his contractor had made a minor error which resulted in him having to appear before the board. The meeting was opened to the public to question the applicant. No one came forward. The public portion of the meeting to question the applicant was then closed. There was a board discussion.

Motion to approve: Mr. Botten Second: Vice Chairman Petti

Passed by a vote of 9 yes (Wolf, Russell, Fusco, DeGidio, Petti, Botten, Thompson, Gold, Stewart)

0 no

Board Discussion:

The board discussed bringing H2M (Planners) to the March meeting and have them do a presentation to the board regarding the Master Plan Re-Examination. The existing ordinance review will be part of the Master Plan Re-Examination. The board formed a subcommittee that will work on the Master Plan. The committee will consist of the following members:

Mr. Botten

Mr. Gold

Mr. Russell

Attorney Steinhagen, Board Engineer Mr. Costa and Councilman Fusco will act as liaisons.

The board discussed Ordinance #2020-07: An ordinance amending and supplementing chapter 236-15 "Site Plan Review" article 2 Administration and Management section 15, change of use of the code of the Borough of Leonia. A motion was brought forth that the Ordinance is consistent with the Master Plan. The motion was made by Mr. Botten. There was a second by Mr. Wolf. The vote was as follows:

9 yes (Wolf, Russell, Fusco, DeGidio, Petti, Botten, Thompson, Gold, Stewart)

0 no

The board then discussed Ordinance #2020-06: An Ordinance amending and supplementing Chapter 290 "Zoning" of the Code of the Borough of Leonia to clarify certain definitions and bulk standards for various zones. The board felt that this is a significant change in the Ordinance and are requesting that H2M review and evaluate the Ordinance and report back to the board.

Public Comments:

The meeting was opened to the public for comments. No one came forward. The public commenting portion of the meeting was then closed.

At 8:55 Mr. Botten made a motion to adjourn the meeting. There was a second by Vice Chairman Petti. The meeting was adjourned at 8:55 p.m.

Respectfully submitted,

Tina Evans
Recording Secretary