

Minutes

Leonia Planning Board-2020 Reorganization Meeting

Wednesday January 29, 2020

Leonia Public Library

7:30 p.m.

The meeting was called to order at 7:30 and the open public meeting statement was read by Mr. Botten. There was a salute to the flag. At this time Mr. Botten thanked Richard Stenken for his many years of service to the board.

Reorganization 2020:

Ira Weiner, Esq, administered the Oath of Office to Mayor Zeigler. Mayor Zeigler then administered the Oath of Office to the following people:

Michael DeGidio, Councilman Pat Fusco, Ira Gold, Haesok Ko, Vincent Petti, Alicia Stewart.

Members present: Mayor Zeigler, Mr. Wolf, Mr. Russell, Councilman Fusco, Mr. DeGidio, Mr. Petti, Mr. Ford, Mr. Botten, Mr. Gold, Ms. Stewart, Mr. Ko

Members absent: Mr. Edelman, Mr. Thompson

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

Election of Chairperson

Motion to elect Michael DeGidio as Chairperon: Mayor Zeigler Second: Mr. Gold

Motion passed by unanimous vote

Election of Vice Chairperson

Motion to elect Vincent Petti as Vice Chairperson: Mayor Zeigler Second: Mr. Ford

Motion passed by unanimous vote

Motion to select Alyson Lazarus as Administrative Secretary and Tina Evans as Recording Secretary:

Mayor Zeigler Second: Mr. Botten

Motion passed by unanimous vote

Motion to select Daniel Steinhagen from the firm Beattie Padovano as Legal Counsel: Mayor Zeigler

Second: Mr. Wolf

Motion passed by unanimous vote

Motion to select Robert Costa (Costa Engineering) as Board Engineer: Mr. Botten Second: Mr. Petti
Motion passed by unanimous vote

Motion to approve resolutions for H2m (Professional Planner) and Stonefield Engineering (Traffic
Consultants): Mayor Zeigler Second: Mr. Botten
Motion passes by unanimous vote

At this time, with business concluded, a motion was made by Mayor Zeigler to adjourn the meeting.
There was a second by Mr. Botten.

The meeting was adjourned at 7:45 p.m.

Respectfully submitted,

Tina Evans

Minutes

Leonida Planning Board

Wednesday January 29 2020

Leonida Public Library

7:45 p.m.

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

Members absent: Mr. Edelman, Mr. Thompson

Also present: Attorney Weiner, Mr. Melfi, Mr. Costa, Ms. Evans

Meeting called to order at 7:45 p.m.

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

Chairman DeGidio welcomed the board and the public to the meeting.

Resolution:

File#2019-18 Mel Conti, 138 Broad Avenue

Motion to waive the reading of the resolution: Mayor Zeigler Second: Mr. Bolton

Motion passes

Motion to approve the resolution: Mr. Botten Second: Councilman Fusco

Passed by a vote of 6 yes (Botten, Zeigler, Fusco, Petti, Russell, Ford)

0 no

Continued Application:

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

Jacqueline D'Arminio, Attorney for the applicant addressed the board. Marked was the following:
A-5 floor plan of 396 Park Avenue

Ms. D'Arminio Called applicant Ms. Ulbrich who testified that she is a licensed Physical Therapist who sees four patients per day. There is no shingle or sign on her property. She is the sole practitioner and her work hours are 9:00 - 2:30. She appeared before the board seeking approval to continue to use her home office for Physical Therapy in a non permitted zone. Ms. D'Armino stated that the business is a pre existing non conforming use. The meeting was opened to the public for questions. The following people came forward:

Arthur Zayat 125 Reldyes Avenue

Robert Pacicco 530 Grandview Terrace

Christian Hudson 316 Moore

The public portion of the meeting to question Ms. Ulbrich was then closed.

The meeting was opened to the public for comments on whether or not the application is a pre existing non conforming use. The following people came forward:

John Belitsky 192 Christie Street

Mark Watson 399 Park Avenue

Arthur Zayat 125 Reldyes Avenue

Robert Pacicco 530 Grandview Terrace

David Pellegrino 51 Paulen Boulevard

Glenn Marchall 36 Paulen Boulevard

Diane Ascitutto 149 Glenwood

Alex Dragolovich 129 Palmer Place

Dan Fitzpatrick 320 Highwood

John Tynan Lakeview Avenue

Carlos Paed 57 Paulin Boulevard

Michelle Grandica 313 Christie Heights Road

Mark Spiegel 122 Wood Terrace

Jim Moore 212 Warwick Lane

Christie Kang 316 Mohr Avenue

The public commenting portion of the meeting was then closed.

After a board discussion a motion was made by Mayor Zeigler to accept that the home business is a prior pre existing non conforming use. There was a second by Vice Chairman Petti. Passed by a vote of:
8 yes (Zeigler, Russell, Fusco, DeGidio, Petti, Ford, Botten, Stewart)
0 no
1 abstained (Botten)

The board continued hearing the application on the issue of whether the application is an expansion of a prior non conforming use. Mayor Zeigler and Councilman Fusco recused themselves.

Ms. D'Arminio stated that this is an expansion of a prior non conforming use. The meeting was opened to public comments. The following person came forward:

Alex Dragolovich 129 Palmer Place

The public portion of the meeting was then closed.

The board discussed the application. Motion to approve, stating that the 2014 enlargement is diminimous and is proven to be legally existing: Mr. Ford Second: Vice Chairman Petti
Passed by a vote of 5 yes (Russell, DeGidio, Petti, Ford, Stewart)

0 no

1 abstained (Botten)

New Business: Extension of prior variances

File#2018-20 215 Broad Avenue Associates LLC 215 Broad Avenue

Motion to approve: Mayor Zeigler Second: Mr. Botten

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

File#2019-10 John Hilgeman & Gaby Nehme, 516 & 520 Grand Avenue

Motion to approve: Mayor Zeigler Second: Mr. Botten

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

0 no

Master Plan:

A motion was made by Mayor Zeigler to discuss the Master Plan at the February Meeting. There was a second by Councilman Fusco.

Motion passes

Public Comments:

Arthur Zayat 125 Reldyes Avenue

The public comments portion of the meeting was then closed.

At 10:00 a motion was made by Vice Chairman Petti to adjourn the meeting. There was a second by Mr. Ford. The meeting was adjourned at 10:00 p.m.

Respectfully submitted

Tina Evans
Recording Secretary