

BOROUGH OF LEONIA
PLANNING BOARD AGENDA
WEDNESDAY, July 22, 2020
7:30 PM

1. **CALL TO ORDER**
2. **OPEN MEETING STATEMENT**

Please turn off all electronic devices.

Adequate notice, specifying time, date, and location of this meeting has been provided by posting a notice on the Bulletin Board at Borough Hall, filing a copy of the notice with the Borough Clerk and sent to the Bergen Record and Star Ledger on January 8, 2020

3. **FLAG SALUTE**
4. **ROLL CALL**
5. **WAIVE READING OF MINUTES**
Review and acceptance of June 24, 2020

6. **OATH OF OFFICE - Sean Thompson**

7. **RESOLUTIONS:**
PB20-01 Shawn Erickson, 213 Van Orden Avenue.
Side yard setback for deck.

8. **NEW APPLICATIONS:**

9. **COUNCIL LIAISON REPORT**
10. **BOARD ATTORNEY REPORT**
11. **REPORT OF PLANNING BOARD ENGINEER**
12. **DISCUSSION:**

Master Plan Re-examination

13. **CORRESPONDENCE – COMMENTS FROM THE PUBLIC**
14. **ZONING OFFICER INTERPERTATION:**
15. **ADJOURNMENT**

NEXT MEETING – Wednesday August 26, 2020

Minutes

Leonia Planning Board

Wednesday July 22, 2020

REMOTE MEETING VIA ZOOM

7:30 P.M.

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

Members absent: Mr. Wolf

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

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

Roll call, open public meeting statement, flag salute

The board held a moment of silence to recognize the passing of former borough employee Jack Peters who passed away unexpectedly.

Reorganization:

Mayor Zeigler administered the Oath of Office to the following members:

Mr. Thompson Full Member

Mr. Gold Alternate 1

Ms. Stewart Alternate 2

Mr. Ko Alternate 3

Ms. Choi Alternate 4

Minutes:

Motion to waive the reading of the minutes of June 24th: Vice Chairman Petti Second: Mr. Russell

Motion passes

Motion to approve the minutes of June 24th: Mr. Botten Second: Mr. Russell

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

0 no

Resolution:

File#2020-1 Shawn Erikson, 213 Van Orden Avenue

Motion to waive the reading of the resolution: Mr. Petti Second: Mr. Botten

Motion passes

Motion to approve the resolution: Mr. Petti Second: Mr. Botten

Passed by a vote of 7 yes (Fusco, DeGidio, Petti, Botten, Thompson, Gold, Ko)

0 no

1 abstained (Russell)

Discussion:

Master Plan Re-examination

Jeffrey Janota, representing H2M Associates was sworn in and addressed the board. He gave a power point presentation to the board regarding the Leonia Master Plan Examination Report. The extensive document lists the following:

- Goals and Objectives
- Introduction and background
- Significant changes in Assumptions, Policies, and Objectives
- Land Use Element
- Community Facilities Element
- Economic Development Element
- Sustainability Element
- Housing Element
- Relationship to Other Plans
- Recommendations Concerning Development

Mr. Janota and the board sub-committee looked at regulations that have undergone changes and at how ordinances “stack up”. He spoke of the downtown area and what their function is in light of the effects of Amazon, and Covid on local businesses. Mayor Zeigler stated that the borough has hired an Economic Development Consultant from Karp Associates to work with them.

Mr. Janota discussed the Housing and Element Plan. Leonia has an obligation of 357 units for affordable housing. The borough would like to preserve the single family nature of the town. There will be no eminent domain nor will there be any condemnation areas.

There will be a questionnaire available to the public for their input. Mr. Janota thanked the board and the subcommittee for their efforts.

Paul Cancilla was sworn in and spoke to the board about the Land Use Element Reexamination portion of the report. The meeting was opened to the public for questions. No one came forward. After a discussion, the board voted to conditionally adopt and approve the Leonia Master Plan Reexamination Report (with amendments and changes to the document). The motion was made by Mr. Botten Second; Vice Chairman Petti
Passed by a vote of 8 yes (Zeigler, Russell, Fusco, DeGidio, Petti, Ford, Botten, Thompson
0 no

Board Business:

The board will most likely conduct a virtual meeting in August. They hope to conduct a regular public meeting September.

At 9:25 Mr. Botten made a motion to adjourn the meeting. There was a second by Vice Chairman Petti.
At 9:25 the meeting was adjourned.

Respectfully submitted, Tina Evans, Recording Secretary.

**BOROUGH OF LEONIA
PLANNING BOARD AGENDA
WEDNESDAY, June 24, 2020
7:30 PM**

1. **CALL TO ORDER**
2. **OPEN MEETING STATEMENT**

Please turn off all electronic devices.
Adequate notice, specifying time, date, and location of this meeting has been provided by posting a notice on the Bulletin Board at Borough Hall, filing a copy of the notice with the Borough Clerk and sent to the Bergen Record and Star Ledger on January 8, 2020
3. **FLAG SALUTE**
4. **ROLL CALL**
5. **WAIVE READING OF MINUTES**

Review and acceptance of May 27, 2020
6. **RESOLUTIONS:**
7. **NEW APPLICATIONS:**

PB20-01 Shawn Erickson, 213 Van Orden Avenue.
Side yard setback for deck.
8. **COUNCIL LIAISON REPORT**
9. **BOARD ATTORNEY REPORT**
10. **REPORT OF PLANNING BOARD ENGINEER**
11. **DISCUSSION:**

1)Affordable Housing Ordinance 2020-17
12. **CORRESPONDENCE – COMMENTS FROM THE PUBLIC**
13. **ZONING OFFICER INTERPERTATION:**
14. **ADJOURNMENT**

NEXT MEETING – Wednesday July 22, 2020

Minutes

Leonia Planning Board

Wednesday June 24, 2020

7:30 p.m.

Teleconference Meeting

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

Members absent: Mayor Zeigler, Mr. Ford, Ms. Stewart

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

Meeting called to order at 7:30 p.m. by Chairman DeGidio who read the Open Meeting Statement

There was a roll call and a Flag Salute

Minutes:

Motion to waive the reading of the minutes of May 27th: Mr. Botten Second: Vice Chairman Petti
Motion passes

Motion to approve the minutes of May 27th: Mr. Botten Second: Vice Chairman Petti
Passed by a vote of 7 yes (Wolf, Russell, Fusco, DeGidio, Petti, Botten, Thompson)
0 no

New Application:

Board member Mr. Russell recused from this case.

File#2020-01 Shawn Erikson, 213 Van Orden Avenue

The applicant appeared before the board seeking approval for a side yard setback for a deck.

Mr. Erikson was sworn in. He testified that the deck faces the backyard. There were safety concerns in that the stairs go from the back door to the landing and it encompasses the landing. The layout is awkward. In addition to that the deck was not on grade with the first floor of the house.

The meeting was opened to the public to question Mr. Erikson. No one came forward. The public portion of the meeting to question Mr. Erikson was then closed.

There was a board discussion. It was noted that if given approval, the approval does not give any rights to the easement area presented on the plan.

Motion to approve: Mr. Botten Second: Vice Chairman Petti
Passed by a vote of 8 yes (Wolf, Fusco, DeGidio, Petti, Botten, Thompson, Ko, Gold)
0 no

Discussion:

Affordable Housing Ordinance 2020-17-an Ordinance to amend and supplement Chapter 290 of the General Code of the Borough of Leonia entitled "Zoning" to create a mandatory affordable set aside.

The Mayor and Council requested that the Planning Board review and give recommendations regarding consistency with the Master Plan of Leonia. The total number of units required for the borough is 319 and completion of these units is 2025. of these units are already in place. The Planner for the board will report that number to the board once it is confirmed. The board asked for clarification on D which discusses the developer's requirements for low-income, moderate and very low income households.

After a discussion the board voted to recommend that the Mayor and Council adopt Ordinance #2020-17 finding that it is consistent with the Master Plan. The motion was made Mr. Botten The second was made by Mr. Wolf. The vote was as follows:

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

0 no

The Mayor and Council passed the first reading of Ordinance #2020-6 The next reading is scheduled for July 6th. There was a motion to approve the Ordinance agreeing that it is consistent with the Master Plan. The motion was made by Vice Chairman Petti there was a second by Mr. Russell. Passed by a vote of:

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

0 no

Applications:

135 Howard Terrace is carried to a later date.

At 8:35 Mr. Wolf made a motion to adjourn the meeting. There was a second by Mr. Russell. The meeting was adjourned at 8:35 p.m.

Respectfully submitted,

Tina Evans

BOROUGH OF LEONIA
PLANNING BOARD AGENDA
WEDNESDAY, May 27, 2020
7:30 PM

1. **CALL TO ORDER**
2. **OPEN MEETING STATEMENT**

Please turn off all electronic devices.

Adequate notice, specifying time, date, and location of this meeting has been provided by posting a notice on the Bulletin Board at Borough Hall, filing a copy of the notice with the Borough Clerk and sent to the Bergen Record and Star Ledger on January 8, 2020

3. **FLAG SALUTE**
4. **ROLL CALL**
5. **WAIVE READING OF MINUTES**
Review and acceptance of March 25th and May 6, 2020

6. **RESOLUTIONS:**

7. **NEW APPLICATIONS:**

8. **COUNCIL LIAISON REPORT**
9. **BOARD ATTORNEY REPORT**
10. **REPORT OF PLANNING BOARD ENGINEER**
11. **DISCUSSION:**
 - 1) Master Plan Re-Examination - Discussion with H2M
 - 2) Proposed Borough Ordinance 2020-06 - Discussion with H2M

12. **CORRESPONDENCE – COMMENTS FROM THE PUBLIC**
13. **ZONING OFFICER INTERPERTATION:**
14. **ADJOURNMENT**

NEXT MEETING – Wednesday June 24, 2020

Minutes

Leonia Planning Board

Wednesday May 27, 2020

7:30 p.m.

Remote meeting-telephonic

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

Members absent: Mr. Gold, Mr. Ko

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

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

Call to order, reading of open meeting statement, flag salute

Minutes:

Motion to waive the reading of the March 25th minutes: Vice Chairman Petti Second: Mr. Russell

Motion passes

Motion to approve the minutes of March 25th: Mr. Botten Second: Mr. Russell
Passed by a vote of 7 yes (Zeigler, Russell, Fusco, DeGidio, Petti, Botten, Thompson)
0 no

Motion to waive the reading of the May 6th minutes: Vice Chairman Petti Second: Mr. Russell
Motion passes

Motion to approve the minutes of May 6th: Mr. Ford Second: Mr. Wolf
Passed by a vote of 8 yes (Zeigler, Wolf, Russell, Fusco, DeGidio, Petti, Ford, Thompson)
0 no

Discussion:

Master Plan Re-Examination- Discussion with H2M
Proposed Borough Ordinance 2020-06-Discussion with H2M

Jeffrey L. Janota, representing H2M addressed the board about Proposed Borough Ordinance 2020-06. H2M undertook parcel mapping and aerial maps of residential neighborhoods for preliminary assessments. They will need to review and look at the number of homes that might be affected by any changes taking place. It was noted that if the definition for height is revised to regulate the height for accessory structures it would affect a larger number of residents seeking permits for decks, additions etc. The Ordinance, as introduced limited coverage of lot area, but that was not a firm limit. There was also a discussion regarding homes with detached garages and making allowances for those homes. The board determined that the change from 65% to 40% might be too extreme and instead decided to recommend to Borough Council that the coverage limit be set initially to 50% of lot area and that If the changes are implemented the building department should track variance requests for one year and review the applications to see if there was a trend towards homeowners needing variances, whether the 50% limit was appropriate , or if it should be further reduced. . The meeting was opened to the public for questions and or comments. Hearing no one the public portion of the meeting for questions and comments was then closed.

At this time, there was a motion by Mr. Botten to adjourn the meeting. There was a second by Mr. Russell. The meeting was adjourned at 8:55 p.m.

Respectfully submitted,

Tina Evans
Recording Secretary

Minutes

Special Meeting

Leonia Planning Board

Wednesday May 6, 2020

REMOTE MEETING VIA TELEPHONE CONFERENCE

Members present: Mayor Zeigler, Mr. Wolf, Mr. Russell, Councilman Fusco, Chairman DeGidio, Vice Chairman Petti, Mr. Ford, Mr. Thompson, Mr. Gold

Members absent: Mr. Botten, Ms. Stewart, Mr. Ko

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

The meeting was called to order at 7:35 p.m.

Roll call, reading of Open Public Meeting Statement, Flag salute

The board observed a moment of silence for longtime resident Leah Roland.

The purpose of this meeting was for the Board to conduct a courtesy review of certain plans for improvements to the Borough of Leonia High School. The board acted in an advisory role.

Mr. Paul Ercolano from Lan Associates gave the presentation regarding the high school field. The proposal is to replace the existing grass field with turf. They also plan to replace the field lighting and concrete pads. A storm water drainage plan was submitted to the board prior to the meeting. The plan has received DEP approval. The board noted that the property is located in a flood plain. Suggestions were made to raise the field. Mr. Ercolano noted that the field has already been raised and further changes would necessitate a return to the DEP. It was noted that the project is a joint venture between the Board of Education and the Borough.

The meeting was opened to the public. The following person spoke:

Greg Robins, President of the Board of Education who thanked the board for their consideration. Hearing no one else the board closed the public portion of the meeting. A discussion ensued.

Motion to approve that the proposed project is consistent with the Master Plan with the understanding that the project will be designed to be resilient and anticipate that flooding is a key concern in this area. The motion was made by Mr. Russell. There was a second by Mr. Wolf. The vote was as follows:

7 yes (Wolf, Russell, DeGidio, Petti, Ford, Thompson, Gold)

0 no

2 abstained (Zeigler, Fusco)

Mr. Kevin Woods, Buildings and Grounds for Leonia High School spoke to the board. The school is proposing to install a 1,000 gallon propane tank. The proposed tank meets all fire certification. The property will be fenced in with a 6' chain link fence and also be surrounded by bollards. Landscaping was suggested and it was agreed that they will research that for possible future plantings. It was noted that Fire Prevention was satisfied with the plans. Propane will be delivered once a month.

The meeting was opened to the public for comments. Hearing no one the public portion of the meeting was then closed.

Motion to approve that the proposed propane tank fence and bollards are consistent with the Master Plan. The motion was made by Mayor Zeigler Second: Mr. Russell. The vote was as follows:

9 yes (Zeigler, Wolf, Russell, Fusco, DeGidio, Petti, Ford, Thompson, Gold)

0 no

The board was reminded that there is a regularly scheduled board meeting on May 27th.

Motion to adjourn: Mayor Zeigler Second: Vice Chairman Petti

The meeting adjourned at 8:35 p.m.

Respectfully submitted,

Tina Evans, Recording Secretary

BOROUGH OF LEONIA
PLANNING BOARD AGENDA
WEDNESDAY, March 25, 2020
7:30 PM

1. **CALL TO ORDER**
2. **OPEN MEETING STATEMENT**

Please turn off all electronic devices.

Adequate notice, specifying time, date, and location of this meeting has been provided by posting a notice on the Bulletin Board at Borough Hall, filing a copy of the notice with the Borough Clerk and sent to the Bergen Record and Star Ledger on January 8, 2020

3. **FLAG SALUTE**
4. **ROLL CALL**
5. **WAIVE READING OF MINUTES**
Review and acceptance of February 26, 2020

6. **RESOLUTIONS:**

PB20-02 Eric Chan, 173 Moore Avenue

Approval for minor setback changes to PB18-16, per As-Built survey.

7. **NEW APPLICATIONS:**

PB20-04 - Justin Kim, 374 Broad Avenue, Choo Choo Train Sushi
Change of Use/ Occupancy for Restaurant.

PB20-05 - San Kim, 344 Broad Avenue, Honey Pig LLC
Change of Use/ Occupancy for Restaurant.

PB20-01 - Shawn Erickson, 213 VanOrden Avenue
Approval for rear yard deck, side yard variance needed.

PB20-03 - Michael Hoffman & Ivonne Dauhajre, 135 Howard Terrace
Construct a 2nd story addition and relief for existing nonconformities.

8. **COUNCIL LIAISON REPORT**
9. **BOARD ATTORNEY REPORT**
10. **REPORT OF PLANNING BOARD ENGINEER**
11. **DISCUSSION:**

- 1) Master Plan Re-Examination - Discussion with H2M
- 2) Proposed Borough Ordinance 2020-6 - Discussion with H2M

12. **CORRESPONDENCE – COMMENTS FROM THE PUBLIC**
13. **ZONING OFFICER INTERPERTATION:**
14. **ADJOURNMENT**

NEXT MEETING – Wednesday April 22, 2020

Minutes

Leonia Planning Board

Wednesday March 25, 2020

7:30 p.m.

THIS MEETING WAS HELD TELEPHONICALLY

Members present: Mayor Zeigler, Mr. Russell, Councilman Fusco, Mr. Botten, Chairman DeGidio, Vice Chairman Petti, Mr. Thompson, Mr. Gold

Members absent: Mr. Wolf, Mr. Ford, Ms. Stewart, Mr. Ko

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

The meeting was called to order at 7:45 p.m.

Roll call, salute to the flag, reading of the open meeting statement

Minutes:

Motion to waive the reading of the minutes of February 26th: Councilman Fusco Second: Mr. Russell
Motion passes

Motion to approve the minutes of February 26th: Mr. Russell Second: Councilman Fusco
Passed by a vote of 7 yes (Russell, Fusco, Botten, DeGidio, Petti, Thompson, Gold)
0 no

Announcements:

The following applications have been moved to April 22nd:

File#2020-04 Justin Kim, 374 Broad Avenue Choo Choo Train Sushi

File#2020-05 San Kim, 344 Broad Avenue Honey Pig LLC

File#2020-01 Sawn Erickson, 213 Van Orden Avenue

File#2020-03 Michael Hoffman & Ivonne Dauhajre 135 Howard Terrace

Master Plan:

Jeffrey L. Janota, from H2M gave the board a presentation for Ordinance #2020-06 which is part of the Master Plan Consistency Review. The Borough of Leonia is proposing the adoption of this Ordinance. Mr. Janota presented an audio review that identified the changes proposed. Among the changes proposed are:

- Revise the definition for height, including revising section 290-45 of the Zoning Code to regulate Height for Accessory Structures
- Rear yard-Corner Lots Revise section 290-8(C) of the Zoning code
- Building Coverage

The Board also discussed the Master Plan Re-Examination with Mr. Janota. They will review changes that have taken place since the last Master Plan. Among the things that Mr. Janota and the board will review are:

Transportation

Traffic

Circulation

Sustainability

Parks and Recreation

Housing

Land Use

Mr. Janota will work with the Sub Committee on a re-examination report.

Resolution:

File#2020-02 Eric Chan 173 Moore Avenue

Motion to waive the reading of the resolution: Mr. Russell Second: Councilman Fusco

Motion passes

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

Passed by a vote of 5 yes (DiGidio, Fusco, Russell, Thompson, Gold)

0 no

At 9:25p.m. A motion was made by Mr. Botten to adjourn the meeting. There was a second by Mr. Russell. The meeting was adjourned at 9:25 p.m.

Respectfully submitted, Tina Evans Recording Secretary

**BOROUGH OF LEONIA
PLANNING BOARD AGENDA
WEDNESDAY, FEBRUARY 26, 2020
7:30 PM**

1. **CALL TO ORDER**
2. **OPEN MEETING STATEMENT**

Please turn off all electronic devices.

Adequate notice, specifying time, date, and location of this meeting has been provided by posting a notice on the Bulletin Board at Borough Hall, filing a copy of the notice with the Borough Clerk and sent to the Bergen Record and Star Ledger on January 8, 2020

3. **FLAG SALUTE**

4. **ROLL CALL**

5. **WAIVE READING OF MINUTES**

Review and acceptance of January 29, 2020

6. **RESOLUTIONS:**

PB19-19 Julie Ulbrich & Anthony Vassallo, 396 Park Avenue
Physical Therapy Office in a non permitted zone.

7. **NEW APPLICATIONS:**

PB20-02 Eric Chan, 173 Moore Avenue
Approval for minor setback changes to PB18-16, per As-Built survey.

8. **COUNCIL LIAISON REPORT**

9. **BOARD ATTORNEY REPORT**

10. **REPORT OF PLANNING BOARD ENGINEER**

11. **DISCUSSION:**

- 1) Establishment of a sub-committee for Master Plan Re-Examination
- 2) Establishment of a sub-committee to review existing zoning ordinances
- 3) Review of proposed ordinances 2020-6 and 2020-7

12. **CORRESPONDENCE – COMMENTS FROM THE PUBLIC**

13. **ZONING OFFICER INTERPERTATION:**

14. **ADJOURNMENT**

NEXT MEETING – Wednesday March 25, 2020

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

**BOROUGH OF LEONIA
PLANNING BOARD AGENDA
WEDNESDAY, JANUARY 29, 2020**

2020 REORGANIZATION MEETING – 7:30

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. REORGANIZATION 2020

- Oath of Office to New Members
- Election of Chairman
- Election of Vice Chairman
- Planning Board Administrative Secretary
- Planning Board Recording Secretary
- Planning Board Attorney
- Planning Board Engineer
- Legal Service Contract
- Designation of Official Newspaper

Resolutions for:

Professional Planner - H2M Associates
Traffic Consultants - Stonefield Engineering
Planning Board Attorney - Beattie Padovano, LLC
Planning Board Engineer -

5. OTHER NEW BUSINESS

(Five minutes per speaker or at the discretion of the Chair)

6. COMMENTS FROM THE PUBLIC/CORRESPONDENCE – (Three minutes per speaker or at the discretion of the Chair)

7. ADJOURNMENT

**BOROUGH OF LEONIA
PLANNING BOARD AGENDA
WEDNESDAY, JANUARY 29, 2020
7:30 PM**

1. **ROLL CALL**

2. **OPEN MEETING STATEMENT**

Please turn off all electronic devices.

Adequate notice, specifying time, date, and location of this meeting has been provided by posting a notice on the Bulletin Board at Borough Hall, filing a copy of the notice with the Borough Clerk and sent to the Bergen Record and Star Ledger on January 8, 2020

3. **FLAG SALUTE**

4. **WAIVE READING OF MINUTES**

5. **RESOLUTIONS:**

PB19-18 Mel Conti, 138 Broad Avenue
Parking, sign and sign lighting for home office.

6. **NEW BUSINESS: Extension of prior variances**

PB18-20 215 Broad Avenue Associates, LLC, 215 Broad Avenue
Extension of prior approved variance.

PB19-10 John Hilgeman & Gaby Nehme, 516 & 520 Grand Avenue
Property line adjustment. Extension of prior approved variance.

7. **CONTINUING APPLICATIONS:**

PB19-19 Julie Ulbrich & Anthony Vassallo, 396 Park Avenue
Physical Therapy Office in a non permitted zone.

8. **COUNCIL LIAISON REPORT**

9. **BOARD ATTORNEY REPORT**

10. **REPORT OF PLANNING BOARD ENGINEER**

11. **DISCUSSION:**

12. **CORRESPONDENCE – COMMENTS FROM THE PUBLIC**

13. **ZONING OFFICER INTERPERTATION**

14. **ADJOURNMENT**

NEXT MEETING – Wednesday February 26, 2020

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