

## Minutes

Leonida Planning Board

Wednesday

August 26, 2020

7:30 p.m.

REMOTE MEETING VIA ZOOM

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

Members absent: Mayor Zeigler, Ms. Stewart

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

The meeting was called to order at 7:30 p.m.

Roll Call, Open Public Meeting Statement, Flag Salute

### Minutes:

Motion to waive the minute of July 22<sup>nd</sup>: Councilman Fusco Second: Mr. Botten  
Motion passes

Motion to approve the minutes of July 22<sup>nd</sup>: Mr. Botten Second: Vice Chairman Petti  
Passed by a vote of 9 yes (Russell, Fusco, DeGidio, Petti, Ford, Botten, Thompson, Gold, Ko,)  
0 no

### New Business:

File#2018-13 401 Grand Avenue, Jeam Investments

The applicant appeared before the board to address discrepancies in the bulk zoning chart on the site plan. This is a previously approved application.

Vice Chairman Petti chaired this portion of the meeting. The following members recused themselves:

Chairman DeGidio, Councilman Fusco

Sam Cereste, attorney for the applicant addressed the board. He informed the board that the total square footage in question is 300 square feet which must be reconciled. He called John Gilchrist to be sworn in and give testimony as the Architect for the applicant. He explained that the storm water system was designed per the request of the DOT. The front area of the property can only be lawn. A

motion was made by Vice Chairman Petti to open the meeting to the public to question Mr. Gilchrist. There was a second by Mr. Botten. All in favor. The following people spoke to the board:

Claire Heimark 190 Leonia Avenue

Michael DeGidio 408 Grand Avenue

Lydia Maurice 392 Grand Avenue

A motion was made by Vice Chairman Petti to close the public portion of the meeting to question Mr. Gilchrist and open for public comments. There was a second by Mr. Botten. All in favor. The following people were sworn in and spoke to the board:

Claire Heimark 190 Leonia Avenue

Lydia Maurice 392 Grand Avenue

Heather Heimark Massachusetts

Hearing no one else from the public wishing to speak a motion was made by Mr. Wolf to close the public portion of the meeting for comments. There was a second by Mr. Ford. All in favor.

Mr. Cereste confirmed that he received the memorandum from the Fire Department and that his client will comply. He then gave his summary.

A motion was made by Mr. Botten to approve the amended application and authorize Mr. Melfi to amend the prior resolution. There was a second by Mr. Ford. Passed by a vote of:

6 yes (Wolf, Petti, Ford, Botten, Russell, Thompson)

0 no

Chairman DeGidio now chairs the meeting

#### New Application:

File#2020-07 Skyline Partners LLC, Hyojune Lim, 133 Fort Lee Road

The applicant appeared before the board seeking approval for a change of use/certificate of occupancy. The applicant, Hyojune Lim was sworn in.

Ms. Lim stated that she is opening a Math Tutoring center. She will be open Monday through Friday, with the possibility of Saturdays. Hours of operation will be 2:30 – 7:00. She will tutor students from third through eighth grade.

There was a motion made by Mr. Botten to open the meeting to the public. It was seconded by Vice Chairman Petti. All in favor.

No one came forward. Mr. Botten then made a motion to close the public portion of the meeting. It was seconded by Vice Chairman Petti. All in favor.

Motion to approve the application: Mr. Botten Second: Mr. Wolf  
Passed by a vote of 9 yes (Wolf, Russell, Fusco, DeGidio, Petti, Ford, Botten, Thomson, Gold)  
0 no

File#2020-06 PSE&G, Grand Avenue (Rear) & Willow Tree Road

The applicant appeared before the board seeking preliminary and final site plan and a temporary permit for incidental use. Board member Mr. Botten recused himself from this application.

Cynthia DeLisi, Attorney for the applicant addressed the board. PSE&G is seeking temporary fencing while work is being done on their property. Once the work is complete they will install new landscaping and permanent fencing. Board Engineer Mr. Costa informed them that if Willow Tree Road is damaged they must repave. They are not allowed to patch the street.

Daniel Kovach was sworn in and gave testimony as the Manager of Product Engineering for PSE&G. Marked were the following:

A-1 Aerial photo of Leonia substation Willow Tree Road dated 9/29/19

A-2 Site Plan Leonia substation dated 7/22/2020

The proposed project is a two year operation. They will need a total of 4 trailers. They will provide a portable washing station and have port-o-johns as well. The temporary fence will be 5 feet in height. The construction will not interfere with the high school. All material will be stored on site as will several dumpsters. The board expressed concerns about the look of the area while it is undergoing construction. They would like the trailers moved to a denser area. PSE&G will investigate whether they can be moved because the area is in a flood plain. The crew will consist of about 24 people who will be parking offsite in a separate parking lot.

Jill L. Kovalsky representing DW Smith Associates was sworn in. Marked were the following:

A-3 Photograph of fence

A-4 Colorized tree removal and landscaping plan dated 7/29/2020

A-5 Color photos (2) view of central driveway dated 7/29/2020

Also marked: B-1 Letter from Robert Costa Engineering dated 8/26/2020

PSE&G will install curbing along the driveway once a new driveway is installed.

Katherine Hering was sworn in and gave testimony as the Engineer for the applicant. Marked was the following:

A-6 Photo showing street between PSE&G property and one way street parallel to the property.

A motion was made by Vice Chairman Petti to open the meeting to the public. It was seconded by Mr. Russell. All in favor.

No one from the public came forward. A motion was made by vice Chairman Petti to close the meeting to the public. It was seconded by Mr. Russell. All in favor.

The application is continued to September 23<sup>rd</sup>.

Discussion:

Re-Review of Ordinance #2020-6 Chapter 290, 2020-20 Chapter 236, 2020-21 Chapter 250

Motion to approve Ordinance #2020-6 Chapter 290 Amendments: Mr. Russell Second: Vice Chairman Petti

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

0 no

1 abstained (Fusco)

Motion to approve Ordinance # 2020-20 Chapter 236: Mr. Botten Second: Mr. Russell

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

0 no

1 abstained (Fusco)

Motion to approve Ordinance #2020-21 Chapter 250: Mr. Wolf Second: Mr. Botten

Passed by a vote of 8 yes (Wolf, Russell, De Gidio, Petti, Ford, Botten, Thompson, Gold)

0 no

1 abstained (Fusco)

At 10:55 the meeting was opened to the public for comments. Since no one appeared before the board or spoke the public commenting section was then closed, Mr. Botten made a motion to adjourn and it was seconded by Vice Chairman Petti. The meeting was adjourned at 10:55 p.m.

Respectfully submitted,

Tina Evans  
Recording Secretary