

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