



BOROUGH OF LEONIA
Leonia Planning Board
MINUTES

September 23, 2020

7:30 PM

REMOTE MEETING VIA GOTOMEETING

The Borough of Leonia Planning Board held a special meeting on September 23, 2020 at 7:30 p.m. via remote video conference in lieu of an in-person meeting due to the Coronavirus pandemic and Governor Murphy's Executive Orders 107 and 152 that restrict public gatherings.

MEMBERS PRESENT: Mayor Judah Zeigler, Councilman Pasquale Fusco, Chairman Michael DeGidio, Vice Chair Vincent Petti, William Russell, Ron Wolf, Patrick Botten, Timothy Ford, Sean Thompson, Ira Gold, Haeseok Ko, Damee Choi

MEMBER(S) ABSENT: Alicia Stewart

ALSO PRESENT: Planning Board Attorney Daniel L. Steinhagen, Zoning Officer Dan Melfi, Planning Board Engineer Robert Costa

Meeting called to order at 7:35 PM

Roll call, Opening Meeting Statement, Flag Salute

APPOINTMENT OF PLANNING BOARD SECRETARY:

Motion to waive the reading of the resolution to appoint Angela Copeland as Board Secretary through December 31, 2020, made by: Mr. Botten

Seconded: Councilman Fusco

All in Favor - Motion Passed

Motion to adopt resolution to appoint Ms. Copeland as Board Secretary made by: Mr. Botten

Seconded: Mayor Zeigler

On roll call, the vote was recorded as follows:

Mayor Zeigler:	yes	Councilman Fusco:	yes	Mr. Ford:	yes
Mr. Wolf:	yes	Chairman DeGidio	yes	Mr. Botten:	yes
Mr. Russell:	yes	Vice Chair Petti:	yes	Mr. Thompson:	yes

APPROVAL OF MINUTES:

Motion to waive the reading of the minutes of the August 26, 2020 meeting made by: Mr. Ford

Seconded: Mr. Wolf

All in Favor - Motion Passed

Motion to approve the minutes of the August 26, 2020 meeting made by: Councilman Fusco

Seconded: Mr. Botten

On roll call, the vote was recorded as follows:

Mr. Wolf:	yes	Chairman DeGidio	yes	Mr. Botten:	yes
Mr. Russell:	yes	Vice Chair Petti:	yes	Mr. Thompson:	yes
Councilman Fusco:	yes	Mr. Ford:	yes	Mr. Gold:	yes

APPROVAL OF RESOLUTION(S):

PB20-07 - Hyojune Lim and Yoon Kim, 133 Fort Lee Road, Block 802, Lot 15, Change of Use/Occupancy

Motion to waive the reading of the Resolution made by: Vice Chair Petti

Seconded: Mr. Botten

All in Favor - Motion Passed

Motion to approve Resolution PB20-07 made by: Mr. Botten

Seconded: Mr. Wolf

On roll call, the vote was recorded as follows:

Mr. Wolf:	yes	Chairman DeGidio	yes	Mr. Botten:	yes
Mr. Russell:	yes	Vice Chair Petti:	yes	Mr. Thompson:	yes
Councilman Fusco:	yes	Mr. Ford:	yes	Mr. Gold:	yes

NEW/CONTINUING APPLICATIONS:

PB20-06 - PSE&G, Grand Avenue (Rear) & Willow Tree Road, Block 503, Lots 16&27, continued discussion for preliminary & final site plan; temporary permit for incidental use.

Marked was the following:

B-2 Review Letter from Robert Costa Engineering, dated 9/18/2020

Tom Letizia, Attorney for the applicant addressed the Board. Mr. Letizia itemized concerns that were presented at the August 26, 2020 meeting and provided possible solutions that may satisfy those concerns. Mr. Letizia also detailed temporary trailer placement options, including two PSE&G preferred options as well as barrier, fencing and landscaping plan updates.

As previously noted in the August 26,2020 meeting, Board member, Mr. Botten, has once again recused himself from this application.

Daniel Kovach, Manager of Product Engineering for PSE&G, was recalled to provide testimony. Mr. Kovach was reminded that he was previously sworn in at the August 26, 2020 meeting and was still under oath. Mr. Kovach reviewed the original proposal for placement of four temporary trailers and addressed an alternative placement option that was presented by the Board in August. Mr. Kovach detailed the two options that PSE&G determined would be suitable alternatives and would meet Board requirements. Also discussed was driveway paving, curbing and fencing.

Marked were the following:

A-7 Site Plan, Leonia Substation, Revision dated 9/23/2020, Option 1, (it was noted by PSE&G that the plans are the same as the earlier revision plans dated 9/10/2020 and distributed to the Board, with the exception of the dimensions for the trailers being added)

A-8 Site Plan, Leonia Substation, Revision dated 9/23/2020, Option 2, (earlier revision date of 9/10/2020, as indicated above)

A-9 Color Photo Simulation of the Front of Station Upon Project Completion, Revision dated 9/11/2020

Jill L. Kovalsky, representing DW Smith Associates, was recalled to provide testimony. Ms. Kovalsky was reminded that she has been previously sworn in at the August 26, 2020 meeting and was still under oath. Ms. Kovalsky discussed upgrades to the landscaping plans that were originally presented to accommodate recommendations made by the Board.

Marked were the following:

A-10 Revised Landscaping plan, Revision dated 9/4/2020

A-11 Color Photo Simulation, Northern Driveway Looking Toward Central Driveway, dated 9/11/2020

Katherine Hering was recalled to provide testimony as an expert in civil engineering. Ms. Hering was reminded that she has been previously sworn in at the August 26, 2020 meeting and was still under oath. Ms. Hering further expanded on the two preferred trailer placement options and their respective visual impacts.

During questioning of witnesses, it was noted by PSEG that the project will take approximately three years to be completed. It was also noted that the equipment would be raised two feet higher than current equipment.

Michael Conaway, representing Ostergaard Acoustical Associates, was sworn in and gave expert testimony as an acoustical consultant. Mr. Conaway confirmed that the acoustical evaluation accounted for the increased elevation of the new equipment.

Per recommendation from Chairman DeGidio, PSEG has agreed to accommodate local artist contribution to painting the temporary NJ barriers.

Motion to open the meeting to the public for questions was made by: Vice Chair Petti

Seconded: Mr. Wolf

All in favor – Motion Passed

No members of the public provided questions.

Motion to close the public session was made by: Mr. Russell

Seconded: Vice Chair Petti

All in Favor – Motion Passed

Mr. Letizia stated that many of the recommendations or concerns in the review letter provided by Costa Engineering, dated 9/18/2020, have either been addressed during this hearing or were no longer applicable. Mr. Letizia advised of PSEG's preference to by-pass the Developer Agreement recommendation in the letter and also expressed preference to begin the project as soon as possible.

Motion to open the meeting to the public for comments was made by: Mr. Russell

Seconded: Councilman Fusco

All in favor – Motion Passed

No members of the public provided comments.

Motion to close the public session was made by: Vice Chair Petti

Second: Mr. Russell

All in Favor – Motion Passed

Motion to adopt PSE&G Option 2 was made by: Vice Chair Petti

Seconded by: Chairman DeGidio

On roll call, the vote was recorded as follows:

Mr. Wolf:	yes	Chairman DeGidio	yes	Mr. Thompson:	yes
Mr. Russell:	yes	Vice Chair Petti:	yes	Mr. Gold:	yes
Councilman Fusco:	yes	Mr. Ford:	yes	Mr. Ko:	yes

Discussion was held regarding the Developer’s Agreement requirement. Mr. Costa attested to the preference to have the agreement in place in order to ensure that any damages resulting from the project will ensure that PSE&G will be responsible to remedy said damages per the agreement.

Motion to condition the approval for Option 2, with all requirements contained in the Review Letter from Costa Engineering with the exception of the adjustment of 9a (50 foot eco-paver), was made by: Mr. Wolf

Seconded by: Mr. Russell

On roll call, the vote was recorded as follows:

Mr. Wolf:	yes	Chairman DeGidio	yes	Mr. Thompson:	yes
Mr. Russell:	yes	Vice Chair Petti:	yes	Mr. Gold:	yes
Councilman Fusco:	yes	Mr. Ford:	yes	Mr. Ko:	yes

PB20-08 - Kulite Semiconductor, 1 Willow Tree Road, Block 801, Lot 2, Preliminary & Final Site Plan Approval for Installation of Emergency Generator

Francis Regan, Attorney for the applicant addressed the Board.

Craig Stires, representing Stires Associates, was sworn in and gave expert testimony in civil engineering. Mr. Stires detailed the specifics of the proposal. Mr. Stires stated that the proposed location of the generator will be blocked by the building and/or vegetation in the area.

Mr. Melfi stated that the sound specifications for the survey is required for this application.

Michael Good, representing Kulite Semiconductor, was sworn in and provided testimony as plant manager. Mr. Good confirmed that the generator was being designed to meet the state required decibels and confirmed that it is a natural gas generator.

Mr. Steinhagen announced to members of the public that the Kulite Semiconductor matters for 1 Willow Tree Road, 400 Willow Tree Road and Schor Avenue were being carried to the October 28, 2020 remote meeting of the Planning Board. Mr. Steinhagen provided the remote meeting link and telephonic access information. Steinhagen advised that there will be no further notice published or mailed to property owners within 200 feet. Mr. Steinhagen also advised that the login information for the meeting will be posted to the Borough website in advance of the October meeting.

Mr. Regan extended time, on behalf of the applicant, for all three applications for the Board to act.

DISCUSSION ON BOARD MATTERS – NEW/OLD BUSINESS:

Mr. Melfi advised the Board that there is a bank that has requested to replace their signage; however, Mr. Melfi believes that the new signage will be brighter than the existing one. Mr. Melfi also advised of an awning request for a business that is different from other awnings in the Borough. With regard to the Kulite application for the generator, Mr. Melfi stated that he has requested sound specifications previously.

COUNCIL LIAISON REPORT:

Councilman Fusco advised that the Borough Council has passed the Ordinances that the Board has approved.

BOARD ATTORNEY REPORT:

Mr. Steinhagen has advised that three or four other municipal Boards were hit with bad actor attacks in August. Mr. Steinhagen stated that he is working with local law enforcement and the Bergen County Prosecutor's office in the matter.

PLANNING BOARD ENGINEER REPORT:

Mr. Costa had nothing further to report.

ZONING OFFICER REPORT/INTERPERTATIONS:

Mr. Melfi had nothing additional to report.

PUBLIC COMMENT PERIOD – CORRESPONDENCE:

There was no public comment.

Motion to Adjourn the meeting was made by: Mr. Botten

Seconded: Mr. Russell

All in Favor – Motion Passed

The meeting was adjourned at 9:43 PM

Respectfully Submitted,

Angela Copeland
Planning Board Secretary