

**BOROUGH OF LEONIA**  
**PLANNING BOARD AGENDA**  
**WEDNESDAY DECEMBER 16, 2020**  
**7:30 PM**

**1. CALL TO ORDER**

**2. FLAG SALUTE**

**3. 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. Further notice was provided to the newspapers, posted on the Borough website, and posted at Borough Hall regarding the conversion of this meeting to virtual format, specifying the date, time, agenda, and login information for same.

The Borough of Leonia Planning Board has allowed for public comments to be submitted to the Board Secretary by email and in written letter form by a reasonable deadline as set forth on the meeting notice. Such comments shall be read aloud and addressed during the remote meeting. The Borough of Leonia Planning Board has the discretion to accept text-based public comments received during a remote public hearing via the GoToMeeting chat.

Please note, this meeting is being recorded.

**4. ROLL CALL**

**5. APPROVAL OF MINUTES**

Motion to approve the minutes of November 24, 2020 (roll call vote)

**6. APPROVAL OF RESOLUTIONS:**

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

**PB20-09** - Kulite Semiconductor, 400 Willow Tree Road, Block 802, Lot 21  
Preliminary and Final Site Plan Approval for Installation of Lighting and Generator Improvements

**7. NEW/CONTINUING APPLICATIONS:**

**PB20-10** - Kulite Semiconductor, Schor Avenue, Block 503, Lot 26

Use Variance and Preliminary & Final Site Plan Approval for Installation of Parking Facility with Lifts

<https://www.leonianj.gov/Home/ShowDocument?id=1774>

<https://www.leonianj.gov/Home/ShowDocument?id=1780>

<https://www.leonianj.gov/Home/ShowDocument?id=1858>

<https://www.leonianj.gov/Home/ShowDocument?id=1876>

<https://www.leonianj.gov/Home/ShowDocument?id=1914>

<https://www.leonianj.gov/Home/ShowDocument?id=1957>

**PB20-12** – Applicant will Re-notice for Eddens-Crowley, 219 Overlook Avenue, Block 207, Lot 10

**PB20-13** – Suez Treatment Solutions, 600 Willow Tree Road, Block 503, Lot 1  
Change of Use/Occupancy for Raphael Stone Design LLC

<https://www.leonianj.gov/Home/ShowDocument?id=1953>

<https://www.leonianj.gov/Home/ShowDocument?id=1955>

**8. DISCUSSION ON BOARD MATTERS – NEW/OLD BUSINESS**

Memorandum regarding Disclosure of Facts Supporting Basis for Decision on Application

**9. COUNCIL LIAISON REPORT**

**10. BOARD ATTORNEY REPORT**

**11. PLANNING BOARD ENGINEER REPORT**

**12. ZONING OFFICER REPORT/INTERPERTATIONS**

**13. PUBLIC COMMENT PERIOD - CORRESPONDENCE**

**14. ADJOURNMENT**

***NEXT MEETING – Wednesday, January 27, 2020  
REORGANIZATION MEETING***