

BOROUGH OF LEONIA
PLANNING BOARD AGENDA
WEDNESDAY JANUARY 27, 2021
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 5, 2021. 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.

The Board's regulations concerning remote hearings require that any member of the public who wishes to give sworn testimony concerning any matter pending before the Board must appear both by audio and visual means. The Board's regulations also require that when testimony is provided concerning a document, the document must be shared so that the Board and members of the public can see it via GoToMeeting.

Please note, these proceedings will be recorded.

4. ROLL CALL

5. APPROVAL OF MINUTES

Motion to approve the minutes of December 16, 2020 (roll call vote)

6. 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>

<https://www.leonianj.gov/Home/ShowDocument?id=2026>

<https://www.leonianj.gov/Home/ShowDocument?id=2024>

PB20-12 – Eddens-Crowley, 219 Overlook Avenue, Block 207, Lot 10
Front Yard and Side Yard Set Back Variance

<https://www.leonianj.gov/Home/ShowDocument?id=2032>

<https://www.leonianj.gov/Home/ShowDocument?id=2030>

<https://www.leonianj.gov/Home/ShowDocument?id=2028>

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>

PB20-14 – Leonardo Garzon, 309 Beechwood Place, Block 1001, Lot 20
Side Yard Width and Building Coverage Variance

<https://www.leonianj.gov/Home/ShowDocument?id=2036>

<https://www.leonianj.gov/Home/ShowDocument?id=2034>

PB21-01 – Muhamet Imeraj, 470 Grand Avenue, Block 503, Lot 13
Front Yard and Side Yard Set Back Variance

<https://www.leonianj.gov/Home/ShowDocument?id=2042>

<https://www.leonianj.gov/Home/ShowDocument?id=2040>

<https://www.leonianj.gov/Home/ShowDocument?id=2038>

7. DISCUSSION ON BOARD MATTERS – NEW/OLD BUSINESS

8. COUNCIL LIAISON REPORT

9. BOARD ATTORNEY REPORT

10. PLANNING BOARD ENGINEER REPORT

11. ZONING OFFICER REPORT/INTERPERTATIONS

12. PUBLIC COMMENT PERIOD - CORRESPONDENCE

13. ADJOURNMENT

NEXT MEETING – Wednesday, February 24, 2021