

BOROUGH OF LEONIA
PLANNING BOARD AGENDA
WEDNESDAY, FEBRUARY 24, 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 January 27, 2021 regular meeting and re-organization meeting (roll call vote)

6. APPROVAL OF RESOLUTIONS:

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

PB20-12 – Eddens-Crowley, 219 Overlook Avenue, Block 207, Lot 10

Front Yard and Side Yard Set Back Variance

PB20-13 – Suez Treatment Solutions, 600 Willow Tree Road, Block 503, Lot 1

Change of Use/Occupancy for Raphael Stone Design LLC

PB21-01 – Muhamet Imeraj, 470 Grand Avenue, Block 503, Lot 13

Front Yard and Side Yard Set Back Variance

7. NEW/CONTINUING APPLICATIONS:

PB20-14 – Leonardo Garzon, 309 Beechwood Place, Block 1001, Lot 20
Side Yard Width and Building Coverage Variance, continued
<https://www.leonianj.gov/Home/ShowDocument?id=2036>
<https://www.leonianj.gov/Home/ShowDocument?id=2034>
<https://www.leonianj.gov/Home/ShowDocument?id=2078>

PB21-02 – Stieglitz/Sarama, 158 Moore, Block 1506, Lot 3
Front Yard Setback, Side Yard Width, Lot Width & AC Location Variances
<https://www.leonianj.gov/Home/ShowDocument?id=2076>
<https://www.leonianj.gov/Home/ShowDocument?id=2070>
<https://www.leonianj.gov/Home/ShowDocument?id=2072>
<https://www.leonianj.gov/Home/ShowDocument?id=2074>

8. DISCUSSION ON BOARD MATTERS – NEW/OLD BUSINESS

Ordinance 2021-01 – An Ordinance Amending Chapter 247 Entitled “Streets and Sidewalks” and Chapter 290 Entitled “Zoning” of the General Code of the Borough of Leonia to Provide for the Regulation of Small Cell Wireless Facilities Within the Municipal Rights-of-Way

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, March 24, 2021