



BOROUGH OF LEONIA
Leonía Planning Board
MINUTES

March 24, 2021

7:30 PM

**REMOTE MEETING VIA
GOTOMEETING**

The Borough of Leonia Planning Board held a special meeting on March 24, 2021 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, Timothy Ford, Patrick Botten, Sean Thompson, Ira Gold, Damee Choi

MEMBER(S) ABSENT: Haeseok Ko

ALSO PRESENT: Planning Board Attorney Dan Steinhagen, Zoning Officer Dan Melfi

Meeting called to order at 7:32 PM

FLAG SALUTE

OPENING MEETING STATEMENT, ROLL CALL

APPROVAL OF MINUTES:

Motion to approve the minutes of the of the February 24, 2021 meeting made by: Mayor Zeigler

Seconded: Mr. Botten

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

NEW/CONTINUING APPLICATIONS:

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

Chairman DeGidio summarized the status of the application and the requirements that the applicant needed to meet in order for the application to be approved by the Board. It was noted that the Zoning Officer, Mr. Melfi, confirmed via email that the revised plans, dated March 8, 2021, met the requirements of the town code. Mr. Melfi provided a synopsis of the changes that were made to the revised plans.

No questions were raised or submitted by the public for this application.

The meeting was opened to the public for comments.

No members of the public provided comments.

Hearing no comments from the public, the public comment portion was closed.

APPROVAL OF RESOLUTION(S):

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

Motion to approve Resolution PB20-14: Mayor Zeigler
Seconded: Vice Chair Petti

Per Mr. Steinhagen, the motion should be amended to approve the application and adopt the resolution for PB20-14. Mayor Zeigler and Vice Chair Petti confirmed that they were satisfied with the recommendation for the amended motion.

On roll call, the vote was recorded as follows:

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

PB21-02 - Stieglitz/Sarama, 158 Moore, Block 1506, Lot 3, Front Yard Setback, Side Yard Width, Lot Width & AC Location Variances

Motion to approve Resolution PB21-02: Mr. Botten
Seconded: Mr. Thompson

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

DISCUSSION ON BOARD MATTERS – NEW/OLD BUSINESS:

Resolution Revising the Standard Procedures and Requirements for Presentations and Documents to be Relied Upon at a Remote Public Meeting, Public Comment Made During a Remote Public Meeting as well as for Public Comments Submitted in Writing Ahead of a Remote Public Meeting

Mr. Steinhagen advised that the intent of the DCA regulations is to allow for the submission of questions as it relates to Land Use Boards and because the Planning Board is quasi-judicial, the rules require that testimony be given over video.

Motion to approve the Resolution Revising the Standard Procedures for Remote Public Meetings was made by: Mr. Botten
Seconded: Mr. Wolf

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

Master Plan Subcommittee: Mr. Botten provided an update on the work of the Master Plan Subcommittee. Mr. Botten advised that he will participate in a walk-through of the town with Mr. Conklin from H2M on Thursday, March 25, 2021. Mr. DeGidio advised that Mr. Conklin is looking forward to picking up where Mr. Janota left off in order to advance the Master Plan and is anticipating moving forward to obtain public input for the Plan within the next 60 days or so.

COUNCIL LIAISON REPORT:

Councilman Fusco had nothing additional to discuss.

BOARD ATTORNEY REPORT:

Mr. Steinhagen advised that the recently passed New Jersey State Legislation on marijuana voids the Borough's Ordinance regulating the sale of marijuana within its borders. Mr. Steinhagen further advised that if the Borough does not adopt a new ordinance within six months from the time that the statute was signed, then the Borough will be barred from doing so for a period of five years. It was also noted that if no action is taken then all activities authorized in the bill will be permitted in the Borough's industrial zone and conditionally permitted in the commercial zones. Mr. Steinhagen recommended that the Borough regulate marijuana activities through zoning since the statute provides for regulation through zoning. Councilman Fusco, in his capacity as Planning Board liaison, will bring this matter to the Mayor and Council.

ZONING OFFICER REPORT/INTERPERTATIONS:

Mr. Melfi advised that there were two developers interested in the property on Willow Tree Road. Mr. Melfi inquired as to how to proceed with developer interest. Discussion was held regarding options to meet with developers. Per Mr. Steinhagen, the Mayor can hold a meeting with a Developer and if the town is interested, the Developer can then be referred to proceed through the appropriate channels.

PUBLIC COMMENT PERIOD – CORRESPONDENCE:

There was no public comment.

With no further business presented, a motion to adjourn the meeting was made by: Mr. Botten

Seconded: Councilman Fusco

All in Favor – Motion Passed

The meeting was adjourned at 8:00 PM

Respectfully Submitted,

Angela Copeland
Planning Board Secretary