

BOROUGH OF LEONIA
PLANNING BOARD AGENDA
WEDNESDAY, May 26, 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 questions from the public 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 questions shall be read aloud and addressed during the remote meeting. The Borough of Leonia Planning Board has the discretion to accept text-based public questions 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 April 28, 2021 (roll call vote)

6. APPROVAL OF RESOLUTIONS:

PB21-04 – Brendan Delaney, 475 Park Avenue, Block: 1307/ Lot: 6
Side Yard Width and Building Coverage Variance

7. [NEW/CONTINUING APPLICATIONS:](#)

PB21-03 – Soonrye Kim, 282 Grand Avenue, Block: 1209/ Lot: 5
Side Yard Width and Building Coverage Variance

<https://www.leonianj.gov/home/showpublisheddocument/2254/637568616924700000>

<https://www.leonianj.gov/home/showpublisheddocument/2252/637568616914700000>

<https://www.leonianj.gov/home/showpublisheddocument/2250/637568616903470000>

PB21-05 – Joe Choi, 4 Palmer Place, Block: 1610/ Lot: 15
Variance for Survey Calculations re: Impervious Coverage
<https://www.leonianj.gov/home/showpublisheddocument/2258/637568619001630000>
<https://www.leonianj.gov/home/showpublisheddocument/2256/637568618992400000>

PB21-06 – Muhamet Imeraj, 470 Grand Avenue, Block: 503/ Lot: 13
Front Yard & Side Yard Variances
<https://www.leonianj.gov/home/showpublisheddocument/2264/637569498944770000>
<https://www.leonianj.gov/home/showpublisheddocument/2262/637569498936970000>
<https://www.leonianj.gov/home/showpublisheddocument/2260/637569498927430000>

PB21-07 – Andrea Cancro, 210 Christie Heights Street, Block: 504/ Lot: 7
Fence & Retaining Wall Height Variance
<https://www.leonianj.gov/home/showpublisheddocument/2272>
<https://www.leonianj.gov/home/showpublisheddocument/2270>

PB21-08 – Roberty Tynan & Angela Toro, 118 Lakeview Avenue, Block: 205/ Lot: 5
Non-conforming Use, Side Yard Setback, Combine Side Yard Setback, Lot Area, Lot Width, Building Coverage & Lot Coverage
<https://www.leonianj.gov/home/showpublisheddocument/2280>
<https://www.leonianj.gov/home/showpublisheddocument/2278>
<https://www.leonianj.gov/home/showpublisheddocument/2276>
<https://www.leonianj.gov/home/showpublisheddocument/2274>

PB21-09 – Dino Redzic, 474 Grand Avenue, Block: 503/ Lots: 11 & 12
Pool Location & Lot Coverage
<https://www.leonianj.gov/home/showpublisheddocument/2268/637569547063000000>
<https://www.leonianj.gov/home/showpublisheddocument/2266/637569547040500000>

8. DISCUSSION ON BOARD MATTERS – NEW/OLD BUSINESS

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, June 23, 2021