

**BOROUGH OF LEONIA**  
**PLANNING BOARD AGENDA**  
**WEDNESDAY, June 23, 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 May 26, 2021 (roll call vote)

**6. APPROVAL OF RESOLUTIONS:**

**PB21-06** – Muhamet Imeraj, 470 Grand Avenue, Block: 503/ Lot: 13  
Front Yard & Side Yard Variances

**PB21-07** – Andrea Cancro, 210 Christie Heights Street, Block: 504/ Lot: 7  
Fence & Retaining Wall Height Variance

**PB21-08** – Robert 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

**PB21-09** – Dino Redzic, 474 Grand Avenue, Block: 503/ Lots: 11 & 12  
Pool Location & Lot Coverage

**7. NEW/CONTINUING APPLICATIONS:**

**PB21-03** – Soonrye Kim, 282 Grand Avenue, Block: 1209/ Lot: 5, continued  
Rear Yard Setback, Side Yard Setback and Continuance of Use – ***Applicant has requested to carry this matter to a later meeting***

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

- **Presentation by Meridia: Capodagli Property – Concept Design for Development at Grand Avenue & Station Parkway**
- **Ordinance 2021-06 – An Ordinance To Amend And Supplement The Code Of The Borough Of Leonia With A New Chapter Entitled “Chapter 12, Cannabis, Prohibition Of All Classes Of Businesses” So As To Prohibit The Operation Of Any Class Of Cannabis Business Within The Geographical Boundaries Of The Borough Of Leonia And Further To Supplement Chapter 290 Entitled “Zoning”, Article XIII “General Regulations”, Section 290-43.1 Entitled “Prohibited “Uses”” So As To Prohibit The Use By Any Class Of Licensed Cannabis Businesses Upon Any Premises In Any Zone Of The Borough Of Leonia**

**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, July 28, 2021***

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