

**BOROUGH OF LEONIA**  
**PLANNING BOARD AGENDA**  
**WEDNESDAY, August 25 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 July 28, 2021 (roll call vote)

**6. APPROVAL OF RESOLUTIONS:**

**PB21-12** – Peter Pulice & Heidi Cunningham, 187 Sylvan Avenue, Block: 1503/ Lot: 29  
Side Yard Width

**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 the October meeting***

**8. PB21-10** – Munr Kazmir/Sima Development LLC, 345 Grand Avenue, Block: 803/ Lot: 35  
Rear Yard Setback – ***Adjourned to September meeting***

<https://www.leonianj.gov/home/showpublisheddocument/2458/637647102207113764>

<https://www.leonianj.gov/home/showpublisheddocument/2456/637647102202113620>

9. **PB21-14** - Bambini Plus LLC, 470 Broad Avenue/260 Harrison Street, Block : 509/ Lots: 1 & 2  
Preliminary & Final Site Plan Approval, Change of Use, Use  
<https://www.leonianj.gov/home/showpublisheddocument/2452>  
<https://www.leonianj.gov/home/showpublisheddocument/2448>  
<https://www.leonianj.gov/home/showpublisheddocument/2450>  
<https://www.leonianj.gov/home/showpublisheddocument/2446>

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

- Community Input Workshop
- In-person Meetings
- Resolution No. 2021-187 – Refer Additional Properties to Leonia Planning Board for Inclusion in Preliminary Investigation for Area in Need of Redevelopment

**11. COUNCIL LIAISON REPORT**

**12. BOARD ATTORNEY REPORT**

**13. PLANNING BOARD ENGINEER REPORT**

**14. ZONING OFFICER REPORT/INTERPERTATIONS**

**15. PUBLIC COMMENT PERIOD - CORRESPONDENCE**

**16. ADJOURNMENT**

***NEXT MEETING – Wednesday, September 22, 2021***