

APPLICATION NUMBER PB21-15

NOTICE TO APPEAL BEFORE THE  
BOROUGH OF LEONIA PLANNING BOARD  
FOR A VARIANCE APPLICATION

Applicant 131 Fort Lee Road LLC

Address 131 Fort Lee Road

Town Leonia County Bergen State NJ

Description of Property Involved:

Address 131 Fort Lee Road

Size of Lot see plans Present Use or Occupancy Commercial

Borough Assessment Map: Block 802 Lot 16

Is Property within 200 feet of Borough Line? Yes \_\_\_\_\_ No X

If YES, give name of adjacent Municipality N/A

Owned or Leased \_\_\_\_\_ Subject to Sale Agreement? Yes \_\_\_\_\_ No \_\_\_\_\_

Use of Relief Desired:

building to be demolished & site to be developed; see plans submitted

Signature of Applicant Carmine Alampi Date \_\_\_\_\_  
for Applicant

Files on behalf of Applicant: by Carmine Alampi, Attorney

Address University Plz, Ste 404 Hackensack, NJ 07607

# BOROUGH OF LEONIA

## Application Addendum

### Campaign Disclosure Form As required By Leonia Ordinance 02-04

Applicant Name: 131 ~~Broad~~ Fort Lee Rd LLC  
Applicant Address : 131 Fort Lee Road

List all reportable campaign contributions made pursuant to NJSA 19:44-1 et seq. in the last twelve (12) months on behalf of or to any candidate for public office, candidate committee, joint candidates committee, political committee, continuing political committee or political party committee in or pertaining to the Borough of Leonia.

Contribution	Date of Contribution	Amount
N/A		
Family Trust		

I certify that the foregoing statements are true: \_\_\_\_\_  
Signature

\_\_\_\_\_  
Date



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## 131 Fort Lee Rd

1 message

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**Dan Melfi** <dmelfi@leonianj.gov>

Mon, Jul 12, 2021 at 7:03 AM

To: Carmine Alampi <calampi@alampi-law.com>

Cc: Angela Copeland <acopeland@leonianj.gov>, Mark Moeller <mmoeller@leonianj.gov>,

"Steinhagen, Daniel L." <DSteinhagen@beattielaw.com>, Drew DiSessa

<disessa@leonianj.gov>

A review was completed on your zoning application for 131 Fort Lee road, a proposed 5 story residential building. Building plans dated 4-13-2021 / Site plan dated 5-14-2021.

Applicant: 345 Grand LLC

Site address: 131 Fort Lee Dr. Leonia NJ

Block: 802    Lot: 16    Zone: D

Your application was denied for the following:

236-3    Site plan approval required.

290-23-A    Residential use not permitted in the D zone.

290-24-A    Height.

Proposed height is 5 stories / 66.05 feet.

Permitted height is 3 stories / 36 feet.

290-24-C    Rear yard setback

Proposed rear yard setback is 3 feet.

Required rear yard setback is 31.03 feet.

## 290-24-D-2 Side yard

Proposed side yard setback is 3 feet.

Required side yard setback is 10 feet.

## RSIS Parking

Proposed are 21 spaces.

Required are 42 spaces.

## 290-97-F Parking requirements

Proposed parking aisle is 23 feet for 2 way traffic.

Required aisle width is 24 feet for 2 way traffic.

## 290-97-K Parking requirements

Propose parking space width is 9 feet / 157.5 sf.

Required parking space width is 10 feet / 200 sf.

FYI: There is a code conflict in regards to parking requirements, sections 236-28 site plan, and section 290-95 through 290-99, zoning

There are no affordable units shown.

Ordinance 290-43.2

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Dan Melfi / Zoning Official