

**BOROUGH OF LEONIA**  
**PLANNING BOARD AGENDA**  
**TUESDAY, November 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 October 27, 2021 (roll call vote)

**6. APPROVAL OF RESOLUTIONS:**

**PB21-16** – Robert & Lisa Robins, 101 Gladwin Avenue, Block: 1207/ Lot: 13  
Building Coverage, Rear Yard Setback Variances

**7. NEW/CONTINUING APPLICATIONS:**

**PB21-10** – Munr Kazmir/Sima Development LLC, 345 Grand Avenue, Block: 803/ Lot: 35  
Rear Yard Setback

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

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

**PB21-15** – 131 Fort Lee Road LLC/Sima Development LLC, 131 Fort Lee Road, Block: 802/ Lot: 16 -  
Preliminary & Final Site Plan Approval, Residential Use in D-Zone, Building Height, Rear Yard Setback, Side Yard Setback, Parking Spaces, Parking Aisles and Parking Requirements Variances –

***Applicant has requested that this matter be carried to the December meeting.***

<https://www.leonianj.gov/home/showpublisheddocument/2658/637702592628763272>

<https://www.leonianj.gov/home/showpublisheddocument/2654/637701536999570000>

<https://www.leonianj.gov/home/showpublisheddocument/2652/637701536984730000>

<https://www.leonianj.gov/home/showpublisheddocument/2650/637701536977230000>

<https://www.leonianj.gov/home/showpublisheddocument/2648/637701536965670000>  
<https://www.leonianj.gov/home/showpublisheddocument/2668/637707480724880112>  
<https://www.leonianj.gov/home/showpublisheddocument/2662>  
<https://www.leonianj.gov/home/showpublisheddocument/2660>  
<https://www.leonianj.gov/home/showpublisheddocument/2676/637709540161330000>

**PB21-17** – Pacific Outdoor Advertising/Consolidated Rail Corp, LLC, Fort Lee Road, Block: 217/ Lot: 1  
Variances related to Installation for Double-Sided Digital Billboard Sign within the Railroad Right of Way

<https://www.leonianj.gov/home/showpublisheddocument/2700/637720601786300000>  
<https://www.leonianj.gov/home/showpublisheddocument/2698/637720601779570000>  
<https://www.leonianj.gov/home/showpublisheddocument/2694/637720601764270000>  
<https://www.leonianj.gov/home/showpublisheddocument/2754>  
<https://www.leonianj.gov/home/showpublisheddocument/2750>  
<https://www.leonianj.gov/home/showpublisheddocument/2748>  
<https://www.leonianj.gov/home/showpublisheddocument/2746>  
<https://www.leonianj.gov/home/showpublisheddocument/2731>  
<https://www.leonianj.gov/home/showpublisheddocument/2696/637720601768930000>  
<https://www.leonianj.gov/home/showpublisheddocument/2692/637720601758930000>  
<https://www.leonianj.gov/home/showdocument?id=2757&isPublished=False&t=637731886151574287>

**PB21-18** – Citiview Associates Ltd., 176 Fort Lee Road, Block: 1205/ Lot: 3

Preliminary & Final Site Plan Approval, Variances for Density, Units per Building, Minimum Living Space, Basement Apartment, Storage Space, Garages, Parking Spaces, Wall/Fence Height, Open Space, Parking Setback, Parking Aisles and Parking Spaces Variances

<https://www.leonianj.gov/home/showpublisheddocument/2636/637697222449570000>  
<https://www.leonianj.gov/home/showpublisheddocument/2628/637697207445070000>  
<https://www.leonianj.gov/home/showpublisheddocument/2626/637697207439600000>  
<https://www.leonianj.gov/home/showpublisheddocument/2624/637697207431330000>  
<https://www.leonianj.gov/home/showpublisheddocument/2670/637707604026710694>  
<https://www.leonianj.gov/home/showpublisheddocument/2674/637709505905400000>  
<https://www.leonianj.gov/home/showpublisheddocument/2735/637727363881123752>  
<https://www.leonianj.gov/home/showpublisheddocument/2752>

**PB21-19** – Patrice Harakandi, 181 Sylvan Avenue, Block: 1503/ Lot: 30

Minor Subdivision, Side Yard Width – ***Applicant has requested that this matter be carried to the December meeting.***

<https://www.leonianj.gov/home/showpublisheddocument/2716/637723172092470000>  
<https://www.leonianj.gov/home/showpublisheddocument/2718/637723172107000000>  
<https://www.leonianj.gov/home/showpublisheddocument/2714/637723172083730000>  
<https://www.leonianj.gov/home/showpublisheddocument/2712/637723172076400000>

**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**