

BOROUGH OF LEONIA
PLANNING BOARD AGENDA
Wednesday, December 15, 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 November 23, 2021 (roll call vote)

6. OATH OF OFFICE – Ira Gold (Class IV), Haeseok Ko (Alternate I), Damee Choi (Alternate II)

7. APPROVAL OF RESOLUTION(S):

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

8. NEW/CONTINUING APPLICATIONS:

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 to carry this application***

<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 - *continued*
<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/showpublisheddocument/2758/637731886153470000>
<https://www.leonianj.gov/home/showpublisheddocument/2785/637743885993225194>
<https://www.leonianj.gov/home/showpublisheddocument/2763/637732542449600000>
<https://www.leonianj.gov/home/showpublisheddocument/2799/637746565910113444>
<https://www.leonianj.gov/home/showpublisheddocument/2807>
<https://www.leonianj.gov/home/showpublisheddocument/2809>
<https://www.leonianj.gov/home/showpublisheddocument/2811>
<https://www.leonianj.gov/home/showpublisheddocument/2813>
<https://www.leonianj.gov/home/showpublisheddocument/2815>
<https://www.leonianj.gov/home/showpublisheddocument/2817>

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 - *continued*
<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 to carry this application***
<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>

9. DISCUSSION ON BOARD MATTERS – NEW/OLD BUSINESS

- 2022 Meeting Dates

10. COUNCIL LIAISON REPORT

11. BOARD ATTORNEY REPORT

12. PLANNING BOARD ENGINEER REPORT

13. ZONING OFFICER REPORT/INTERPERTATIONS

14. PUBLIC COMMENT PERIOD - CORRESPONDENCE

15. ADJOURNMENT

**NEXT MEETING – WEDNESDAY, JANUARY 26, 2022
REORGANIZATION MEETING**