

**BOROUGH OF LEONIA**  
**PLANNING BOARD AGENDA**  
**Wednesday, February 23, 2022**  
**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 3, 2022. 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 Zoom 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 Zoom. **Members of the public can join the February 23, 2022 meeting from your computer, tablet or smartphone by visiting Join Zoom Meeting via <https://us02web.zoom.us/j/4244650146?pwd=Slk2ZG1pTEY0K1AzYmtSV3h5TF5UT09> or ID: 424 465 0146 via Passcode: 1212**

Please note, these proceedings will be recorded.

**4. ROLL CALL**

**5. APPROVAL OF MINUTES:**

Motion to approve the minutes of Regular Meeting; January 26, 2022 (roll call vote)

**6. APPROVAL OF RESOLUTION(S):**

**Area in need of Redevelopment Designation** – 256 & 266 Grand Avenue

**PB21-20** – 337 Hillside Avenue - Driveway buffer variance and driveway width variance

**PB22-01** – 341 Broad Avenue – Sign Waiver

**PB22-02** – 2235-2239 Jones Road - Minor subdivision and ancillary bulk variances for lot width and side yard setback.

**7. 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 - *continued*

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

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<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>  
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<https://www.leonianj.gov/home/showpublisheddocument/2813>  
<https://www.leonianj.gov/home/showpublisheddocument/2815>  
<https://www.leonianj.gov/home/showpublisheddocument/2817>

**PB22-03** – Rocha, Andre. 130 Highwood Avenue, Block: 1503/ Lot: 6  
Minor Subdivision, Lot Width, Off Street Parking

<https://www.leonianj.gov/home/showpublisheddocument/2947>  
<https://www.leonianj.gov/home/showpublisheddocument/2945>

**PB22-04** – Murphy, Peter & Erica. 177 Moore Avenue, Block: 1505/ Lot: 33.  
Addition, Side Yard Width, Combined Side yard Width, and AC Location.

<https://www.leonianj.gov/home/showpublisheddocument/2949>  
<https://www.leonianj.gov/home/showpublisheddocument/2953>

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

475 Park Avenue – Extension Request

## **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, MARCH 23, 2022***