

BOROUGH OF LEONIA
PLANNING BOARD AGENDA
Wednesday, March 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 March 14th, 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 GoToMeeting.

Please note, these proceedings will be recorded.

4. ROLL CALL

5. APPROVAL OF MINUTES:

Motion to approve the minutes of Special Meeting; February 08, 2022 (roll call vote)

Motion to approve the minutes of Regular Meeting; February 23, 2022 (roll call vote)

6. APPROVAL OF RESOLUTION(S):

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

Preliminary & Final Site Plan Approval, Variances for Density

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

Minor Subdivision, Side Yard Width

7. H2M Comprehensive Master Plan – Discussion and adoption

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 - *continued*

<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>

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>
<https://www.leonianj.gov/home/showpublisheddocument/2961/637812027390300000>

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>
<https://www.leonianj.gov/home/showpublisheddocument/3003/637835677659436340>

PB22-05 – Michael Hoffman and Ivonne Dauhajre. 135 Howard Terrace, Block: 1305 / Lot: 8.
Addition, Side Yard Width, Off-street Parking, Pool Location, Wall height and variances related to work done without permits.

<https://www.leonianj.gov/home/showpublisheddocument/2993/637829916234986052>
<https://www.leonianj.gov/home/showpublisheddocument/2991/637829917143214425>
<https://www.leonianj.gov/home/showpublisheddocument/2989/637829917285800880>
<https://www.leonianj.gov/home/showpublisheddocument/2987/637829916206800446>
<https://www.leonianj.gov/home/showpublisheddocument/2985/637829916191331483>

9. DISCUSSION ON BOARD MATTERS – NEW/OLD BUSINESS

Discussion on business uses in homes.

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, APRIL 27, 2022