

BOROUGH OF LEONIA
PLANNING BOARD AGENDA
Wednesday, June 22, 2022
305 Beechwood Place, Leonia NJ
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 June 14, 2022. Please note, these proceedings will be recorded.

4. ROLL CALL

5. APPROVAL OF MINUTES:

Motion to approve the minutes of Regular Meeting; May 25, 2022 (roll call vote)

6. APPROVAL OF RESOLUTION(S):

PB22-03 – 130 Highwood, Rocha. Block: 1503 Lot: 6 – Subdivision, Minor Subdivision, Parking.

PB22-05 – 402 Highwood, Rogava. Block: 1611 Lot: 6 – Wall and Fence combined height.

7. H2M SUMMARY REVIEW: 2022 Housing Plan Element and Fair Share Plan Draft discussion

8. NEW/CONTINUING APPLICATIONS:

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.

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*

PB22-06 – Lee Residence, 496 Park Ave, Block: 1308/ Lot: 11 – Front Yard Setback, Accessory Structure, Accessory Side Yard Setback.

PB22-07 – Kim Residence, 282 Grand Ave, Block: 1209/ Lot: 5 – Side Yard Setback, Building Coverage, Lot Coverage, Fences and Walls

PB22-09 – NJ Promise Church, 150 Grand Ave, Block: 1501/ Lot: 12 – Conceptual Plan Review.

All the submitted documentation can be found on the Borough website using this link

[SUPPLEMENTAL DOCUMENTS](#)

9. DISCUSSION ON BOARD MATTERS – NEW/OLD BUSINESS

10. COUNCIL LIAISON REPORT

11. BOARD ATTORNEY REPORT

12. PLANNING BOARD ENGINEER REPORT

13. ZONING OFFICER REPORT/INTERPRETATIONS

Special Meeting inquiry

14. PUBLIC COMMENT PERIOD - CORRESPONDENCE

15. ADJOURNMENT

NEXT MEETING – WEDNESDAY, JULY 27, 2022