

**BOROUGH OF LEONIA**  
**PLANNING BOARD AGENDA**  
**Wednesday, July 27, 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 July 19, 2022. Please note, these proceedings will be recorded.

**4. ROLL CALL**

**5. APPROVAL OF MINUTES:**

Motion to approve the minutes of Regular Meeting; June 22, 2022 (roll call vote)

Motion to approve the minutes of Special Meeting; July, 12 2022 (roll call vote)

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

**7. 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.

**PB22-08** – Kim Residence, 284 Glenwood Ave, Block: 901/ Lot: 11 – Front Yard Setback, Side Yard Setback, Combined Side Yard Setback, Parking Space Size, Retaining Wall Height.

**PB22-10** – Voss Residence, 164 Spring Street, Block: 1202/ Lot: 11 – Lot Coverage, Parking Space Size.

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

[SUPPLEMENTAL DOCUMENTS](#)

**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/INTERPRETATIONS**

**13. PUBLIC COMMENT PERIOD - CORRESPONDENCE**

**14. ADJOURNMENT**

**NEXT MEETING – WEDNESDAY, AUGUST 24, 2022**