



**BOROUGH OF LEONIA**  
**Leonia Planning Board**  
**MINUTES**

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**AUGUST 24, 2022**

**7:30 PM**

**LEONIA SENIOR CENTER**

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The Borough of Leonia Planning Board held a regular meeting on August 24, 2022 at 7:30 p.m. located at 305 Beechwood Place, Leonia NJ.

**MEMBERS PRESENT:** Vice Chair Ira Gold, Councilman Pasquale Fusco, Patrick Botten, Sean Thompson, William Russell, Damee Choi, Haeseok Ko.

**MEMBER(S) ABSENT:** Chairman Michael DeGidio, Mayor Judah Zeigler, Timothy Ford, Ron Wolf.

**ALSO PRESENT:** Planning Board Attorney - Daniel Steinhagen, Zoning Officer – Adam Myszka.

Meeting called to order at 7:30 PM

**OPENING MEETING STATEMENT, ROLL CALL**

**APPROVAL OF MINUTES:**

Motion to approve the minutes of the July 27, 2022, regular meeting, made by: Mr. Botten

Seconded: Mr. Thompson

On roll call, the vote was recorded as follows

Vice Chair Gold:	yes	Councilman Fusco	yes	Mr. Thompson	yes
Mr. Russell	yes	Mr. Botten:	yes	Ms. Choi:	yes

**APPROVAL OF RESOLUTIONS:**

**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.

Motion to approve Resolution PB22-08 was made by: Mr. Botten

Seconded: Councilman Fusco

On roll call, the vote was recorded as follows:

Vice Chair Gold:	yes	Councilman Fusco	yes	Ms. Choi:	yes
Mr. Russell	yes	Mr. Botten:	yes	Mr. Thompson	yes

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

Motion to approve Resolution PB22-10 was made by: Mr. Botten

Seconded: Councilman Fusco

On roll call, the vote was recorded as follows:

Vice Chair Gold:	yes	Councilman Fusco	yes	Ms. Choi:	yes
Mr. Russell	yes	Mr. Botten:	yes	Mr. Thompson	yes

**NEW/CONTINUING APPLICATIONS:**

**PB21-17** – Carried to the 09-28-22 regular meeting with no further notice.

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

The applicant’s architect and planner, Peter Pulice of 344 Broad Avenue, remained sworn in from the previous meeting.

Mr. Pulice detailed the changes made in the plans as per the board’s request at the previous meeting.

Mr. Steinhagen inquired about the curb cut location being adjusted as per the board request, Mr. Pulice agreed to adjust the curb cut location as a condition of the approval.

The meeting was opened to the board for questioning of Mr. Pulice.

Councilman Fusco stated that he would like to see more plantings on the site.

Hearing no questions from the board members, the board questioning portion was closed.

The meeting was opened to the public for questioning of Mr. Pulice.

No members of the public provided questions.

Hearing no questions from the public, the public questioning portion was closed.

Motion to approve Resolution PB22-07 was made by: Mr. Botten

Seconded: Mr. Thompson

On roll call, the vote was recorded as follows:

Vice Chair Gold:	yes	Councilman Fusco	yes	Mr. Thompson	yes
Mr. Russell	yes	Mr. Botten:	yes	Ms. Choi:	yes

Mr. Steinhagen explained the nature of the closed session to be taken by the board.

Motion to go into closed session was made by: Mr. Botten

Seconded: Mr. Russell

A voice vote was recorded as follows:

Vice Chair Gold:	yes	Mr. Russell	yes	Councilman Fusco	yes
Mr. Botten:	yes	Mr. Thompson	yes	Ms. Choi:	yes
Mr. Ko	yes				

The board went into closed session at approximately 7:43 p.m.

Motion to go exit closed session was made by: Mr. Russell

Seconded: Councilman Fusco

A voice vote was recorded as follows:

Vice Chair Gold:	yes	Mr. Russell	yes	Councilman Fusco	yes
Mr. Botten:	yes	Mr. Thompson	yes	Ms. Choi:	yes
Mr. Ko	yes				

The board exited closed session at approximately p.m. 8:13 p.m.

Mr. Steinhagen gave an overview of the closed session topic.

A motion to authorize Beattie Padovano to represent the Planning Board in the litigation pertaining to the subdivision application for 130 Highwood and accept service was made by Mr. Botten.

Seconded: Mr. Russell

On roll call, the vote was recorded as follows:

Vice Chair Gold:	yes	Mr. Russell	yes	Councilman Fusco	yes
Mr. Botten:	yes	Mr. Thompson	yes	Ms. Choi:	yes
Mr. Ko	yes				

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**DISCUSSION ON BOARD MATTERS – NEW/OLD BUSINESS:**

None

**COUNCIL LIAISON REPORT:**

None

**BOARD ATTORNEY REPORT:**

None

**BOARD PLANNER REPORT:**

None

**ZONING OFFICER REPORT:**

None

**PUBLIC COMMENT PERIOD – CORRESPONDENCE:**

There was no public comment.

With no further business presented, a motion to adjourn the meeting was made by: Mr. Botten

Seconded: Mr. Russell

All in Favor – Motion Passed

The meeting was adjourned at 8:15 PM

Respectfully Submitted,

Adam Myszka  
Planning Board Secretary