

BOROUGH OF LEONIA
PLANNING BOARD AGENDA
Wednesday, October 26, 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 October 18, 2022. Please note, these proceedings will be recorded.

4. ROLL CALL

5. APPROVAL OF MINUTES:

Motion to approve the minutes of Regular Meeting; September 28, 2022 (roll call vote)

6. H2M SUMMARY REVIEW:

Area in Need of Redevelopment Preliminary Investigation Report - Grand Ave & Willow Street Road Area

7. NEW/CONTINUING APPLICATIONS:

PB20-03 – 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.

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

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.

PB22-11 – Noblie, 180 Fort Lee Road, Block: 1205/ Lot: 4 – Variances related to construction of a new four 4 unit multifamily dwelling.

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, NOVEMBER 22, 2022