

BOROUGH OF LEONIA
PLANNING BOARD AGENDA
Wednesday, January 25, 2023
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; December 14, 2022 (roll call vote)

6. APPROVAL OF RESOLUTION(S):

AINOR – Area in Need of Redevelopment Revised Resolution - Grand Ave & Willow Street Road Area

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

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.

PB22-11 – MSN Services LLC, 180 Fort Lee Road, Block: 1205/ Lot: 4 – Variances related to construction of a new 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, FEBRUARY 15, 2023