



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

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**DECEMBER 14, 2022**

**7:30 PM**

**LEONIA SENIOR CENTER**

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The Borough of Leonia Planning Board held a regular meeting on December 14, 2022 at 7:30 p.m. located at 305 Beechwood Place, Leonia NJ.

**MEMBERS PRESENT:** Chairman Michael DeGidio, Vice Chair Ira Gold, Timothy Ford, Patrick Botten, Sean Thompson, William Russell, Haeseok Ko, Damee Choi.

**MEMBER(S) ABSENT:** Mayor Judah Zeigler, Councilman Pasquale Fusco, Ron Wolf.

**ALSO PRESENT:** Planning Board Attorney - Ira E. Weiner, Zoning Officer – Adam Myszka, Board Planner - Sanyogita Chavan.

Meeting called to order at 7:30 PM

**OPENING MEETING STATEMENT, ROLL CALL**

**APPROVAL OF MINUTES:**

Motion to approve the minutes of the November 22, 2022, regular meeting, made by: Vice Chair Gold

Seconded: Mr. Botten

On roll call, the vote was recorded as follows

Vice Chair Gold:	yes	Mr. Botten:	yes	Ms. Choi:	yes
Mr. Ford:	yes	Mr. Thompson:	yes		

**NEW/CONTINUING APPLICATIONS:**

**PB20-03** – Is being withdrawn due to compliance.

**PB21-17** – Carried to the 01-25-2023 meeting with no further notice

Chairman DeGidio and Mr. Russell submitted signed certifications of participation in voting sessions in regards to PB21-15

**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

The applicant’s attorney, Carmine Alampi, addressed the Board on behalf of the applicant and proceeded to give his closing statements. He detailed the plan to abide by conditions of the borough’s redevelopment plan according to the details agreed upon by the board.

Hubschman letter dated 12-12-2022 was introduced and marked as exhibit A-17.

Mr. Alampi reviewed the content of the letter from his engineer and requested a vote.

Chairman DeGidio asked Mr. Alampi to guarantee that the building would be sprinklered regardless of requirements. Mr. Alampi agreed. The Chairman then asked if required by the Fire Marshall would the sprinkler system be upgraded to contain water curtain sprinklers for the side walls, Mr. Alampi agreed. Chairman DeGidio reiterated that the building would have to meet the design standards required in the redevelopment plan as adopted up to 06-30-2023.

Mr. Russell inquired about the final design meeting environmentally friendly “green” development standards. Mr. Alampi stated that he will meet all the redevelopment plan requirements including these and agreed the building would meet the requirements of LEED Silver.

Vice Chair Gold wanted clarification on the 06-30-2023 date for the redevelopment plan compliance. Mr. Alampi clarified that the project could not be bound by the plan and its changes in perpetuity and this was a date they chose and believe to be fair. The project would meet any redevelopment plan regulations adopted up to 06-30-2022 or by the date marking the beginning of the construction, which ever date is later.

**The meeting was opened to public comment.**

Anna Maroules of 16 Wellington Avenue Closter NJ 07624 thanked the Board for their assistance in this case and spoke in favor of the project.

**Hearing no other comments from the public, the public comment portion was closed**

The Board deliberated in relation to facts of the application.

Motion to approve application PB21-15 with details as stipulated during the meeting was made by: Mr. Ford  
Seconded: Mr. Botten

On roll call, the vote was recorded as follows:

Chairman DeGidio:	yes	Mr. Thompson	yes	Mr. Ford:	yes
Vice Chair Gold:	yes	Mr. Botten:	yes		
Mr. Russell	no	Ms. Choi	yes		

The Board discussed the 2023 meeting dates.

Motion to approve 2023 meeting dates was made by: Mr. Botten  
Seconded: Mr. Russell

On roll call, the vote was recorded as follows:

Chairman DeGidio:	yes	Mr. Thompson	yes	Mr. Ford:	yes
Vice Chair Gold:	yes	Mr. Botten:	yes	Mr. Ko:	yes
Mr. Russell	yes	Ms. Choi	yes		

The Board discussed the consistency of the proposed Leonia Cannabis Ordinance Resolution 2022-18.

Motion finding Resolution 2022-18 consistent with the Master Plan pending the Board corrections listed at the meeting was made by: Mr. Botten

Seconded: Mr. Russell

On roll call, the vote was recorded as follows:

Chairman DeGidio:	yes	Vice Chair Gold:	yes	Mr. Russell	yes
Mr. Thompson	yes	Mr. Botten:	yes	Ms. Choi	yes
Mr. Ford:	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:**

None

With no further business presented, a motion to adjourn the meeting was made by: Vice Chair Gold

Seconded: Mr. Russell

All in Favor – Motion Passed

The meeting was adjourned at 8:16 PM

Respectfully Submitted,

Adam Myszka  
Planning Board Secretary