



BOROUGH OF LEONIA
Leonia Planning Board
MINUTES

JANUARY 25, 2023 **7:30 PM** **LEONIA SENIOR CENTER**

The Borough of Leonia Planning Board held its regular meeting on JANUARY 25, 2023 at 7:30 p.m. located at 305 Beechwood Place, Leonia NJ.

MEMBERS PRESENT: Mayor Judah Zeigler, Chairman Michael DeGidio, Vice Chair Ira Gold, Councilman Pasquale Fusco, Patrick Botten, Timothy Ford, William Russell, Sean Thompson, Ron Wolf, Haeseok Ko.

MEMBER(S) ABSENT: Damee Choi.

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

Meeting called to order at 7:24 PM

ROLL CALL

APPROVAL OF MINUTES

Motion to approve the minutes of the DECEMBER 14, 2022 meeting made by: Mr. Botten and Seconded by Vice Chair Gold:

On roll call, the vote was recorded as follows

Mayor Zeigler:	-	Chair DeGidio:	yes	Councilman Fusco:	-
Vice Chair Gold:	yes	Mr. Russell:	yes	Mr. Ford:	yes
Mr. Botten:	yes	Mr. Thompson:	yes	Mr. Wolf:	-
Mr. Ko:	yes	Ms. Choi:	Absent		

RESOLUTIONS

PB21-15 – 131 Fort Lee Road – Block 802, Lot 16

Motion to approve resolution PB21-15 was made by Vice Chair Gold and Seconded by Mr. Botten.

On roll call, the vote was recorded as follows

Mayor Zeigler:	-	Chair DeGidio:	yes	Councilman Fusco:	-
Vice Chair Gold:	yes	Mr. Russell:	-	Mr. Ford:	yes
Mr. Botten:	yes	Mr. Thompson:	yes	Mr. Wolf:	-
Mr. Ko:	-	Ms. Choi:	Absent		

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

Chair DeGidio and Dan Steinhagen, Planning Board Attorney, explained that this resolution was previously sent to the mayor and council, but there was a typo that added two lots, and this is the same resolution minus the two lots.

Motion to approve resolution ANIOR was made by Mr. Botten and Seconded by Mr. Ford.

On roll call, the vote was recorded as follows

Mayor Zeigler:	-	Chair DeGidio:	-	Councilman Fusco:	yes
Vice Chair Gold:	yes	Mr. Russell:	yes	Mr. Ford:	yes
Mr. Botten:	yes	Mr. Thompson:	yes	Mr. Wolf:	-
Mr. Ko:	-	Ms. Choi:	Absent		

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.

Chair DeGidio explained that they have withdrawn.

Dan Steinhagen, Planning Board Attorney, explained that this is due to discussions with the Borough, and that they would withdraw without prejudice until a better location has been identified.

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

Chair DeGidio stated that this application would be carried.

Dan Steinhagen, Planning Board Attorney, explained that he spoke with the applicants attorney and that this matter would be carried without further notice until February 15, 2023 meeting.

DISCUSSION ON BOARD MATTERS – NEW/OLD BUSINESS

Chair DeGidio announced that our Planner, Sanyogita Chavan will be hosting a community event on Thursday, February 23, 2023 at the Leonia Highschool. This is the first step in the Borough’s Redevelopment Plan, and offered that this is the public’s first chance to speak their opinions and suggestions on this matter. It is being held from 7:00 pm to 9:30 pm.

COUCIL LIAISON REPORT

Councilman Fusco offered his thanks from the Borough Council to the Planning Board for their work last year.

BOARD ATTORNEY REPORT

Dan Steinhagen, Planning Board Attorney, gave a quick update on the Rocha litigation. All parties have answered and they are waiting for a conference with the judge. He anticipates that the conference will take place in late February or March. He explained the next steps following the conference, and when the anticipated trial would take place.

PLANNING BOARD ENGINEER REPORT

Drew DiSessa, Planning Board Engineer, stated that the Borough of Leonia requires that the board members receive Storm Water Review and Regulation training. He asked that the board members take the training and report it to the board secretary. He stated that he would send this information to the board secretary and asked that they complete this in the next month or so.

Chair DeGidio set a deadline for this training of March 1, 2023, and all in attendance acknowledged this deadline.

ZONING OFFICER REPORT/INTERPRETATIONS

Adam Myszka, Zoning Officer, explained that he went out to the gas stations in town and gave them a warning over some vehicles, which have been stored too long.

Councilman Fusco asked the attorney about land use classes, and if they are required to take a refresher course.

Mr. Steinhagen confirmed that there is no requirement to take continuing education, but that other towns do take them as refreshers.

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 and Seconded by Mr. Wolf

All in Favor – Motion Passed

The meeting was adjourned at 7:37 PM

Respectfully Submitted,

Michael Greco
Planning Board Secretary