

APPLICATION NUMBER 2023-01

NOTICE TO APPEAL BEFORE THE
BOROUGH OF LEONIA PLANNING BOARD
FOR A VARIANCE APPLICATION

Applicant Weimin Zhang

Address 11 Brook Terrace

Town Leonia County Bergen State NJ

Description of Property Involved:

Address 11 Brook Terrace

Size of Lot 5000 sqft Present Use or Occupancy Residential

Borough Assessment Map: Block 206 Lot 9

Is Property within 200 feet of Borough Line? Yes _____ No

If YES, give name of adjacent Municipality _____

Owned or Leased Owned Subject to Sale Agreement? Yes No _____

Use of Relief Desired:

We wish to construct a porch about 40 sqft, outside the
existing house entrance. As a result the building coverage will
be 27.30%.

Signature of Applicant ZHANG WEI MIN Date 4/5/2023

Files on behalf of Applicant: by _____, Attorney

Address _____

Status: Zoning Permit

Do Not Reply <noreply@govpilot.com>

3月10日 周五 12:48

收件人: amyszka@leonianj.gov <amyszka@leonianj.gov>, eghalam@leonianj.gov <eghalam@leonianj.gov>, jplee@leonianj.gov <jplee@leonianj.gov>, raymon2018121@gmail.com <raymon2018121@gmail.com>

Leonia Borough

312 Broad Avenue, Leonia, NJ

Reference Number: Z-23-016

Date Entered: 2/21/2023 6:22:00 PM

Name: ZHANG,WEIMIN & MA,KUK FUNG

Address: 11 BROOK TER Block: 206 Lot: 9 Zone:

The proposed construction is in violation of the borough zoning ordinance.

Your application for a zoning permit for the above property address is denied for the following reason/s:

290-8-B-2 Front yard setback

Additional Comments:

FRONT YARD SETBACK

Existing front yard setback is 27 feet (excluding overhang.)

Proposed front yard setback is 20.23 feet.

Minimum required front yard setback is 25 feet.

BUILDING COVERAGE

Existing building coverage is 1308.3 square feet, (26.17%)

Proposed building coverage is 1364.94 square feet, (27.30%)

Maximum permitted building coverage is 1250 square feet, (25%)

If you have any other questions please contact us at (201) 592-5780 with the Reference Number above.

Sincerely,

LEGAL NOTICE
PLANNING BOARD
BOROUGH OF LEONIA

To All Interested Parties:

A public hearing will be conducted before the Planning Board of the Borough of Leonia located in the Senior Center at 305 Beechwood Place, Leonia, NJ 07605 at 7:30 PM on the 26 day of April, 2023.

The application submitted by:

Name Weimin Zhang

Address 11 Brook Terrace

Town Leonia County Bergen State NJ

Which is located in the A3 Zoning District.

The use or relief desired We wish to construct a porch about 40 sqft, outside the existing house entrance. As a result the building coverage will be 27.30%.

The property is known on the Borough's Tax Map as:

Tax Map Sheet _____ Block 206 Lot 9

All documents relating to this application are on file in the office of the Zoning Officer and may be inspected during the normal working hours at the Leonia Borough Hall, 312 Broad Avenue, Leonia, New Jersey.

4/5/2023

Date

ZHANG WEI MIN

Signature of Applicant

NOTICE TO PROPERTY OWNERS
REFERENCE NOTICE OF APPEAL
BEFORE THE PLANNING BOARD
BOROUGH OF LEONIA

In accordance with the requirements of the Borough of Leonia Zoning Ordinance and Section 40:55D-1 et seq. Of the Revised Statutes of the State of New Jersey, you are hereby notified that a Notice of Appeal has been filed by the undersigned with the Zoning Officer of the Planning Board, and it available for examination in the Zoning Office.

A public hearing will be held conducted before the Planning Board in connection with this appeal in the Senior Center, 305 Beechwood Place, at 7:30 PM on the 26 day of April, 2023.

Notice of Appeal No. _____ Filed on _____

PROPERTY INVOLVED:

Address 11 Brook Terrace District A3

Size of Lot 0.1148 Acres Present Use of Occupancy Residential

Borough Assessment Map: Plate _____ Block 206 Lot 9

Nature of Relief or Variance Desired: We wish to construct a porch about 40 sqft, outside the existing house entrance. As a result the building coverage will be 27.30%.

4/5/2023
Date

Zhang Wei Sun
Signature of Applicant

Address of Applicant: 11 Brook Terrace

All documents relating to this application are on file in the office of the Zoning Officer and may be inspected during the normal working hours at the Leonia Borough Hall, 312 Broad Avenue, Leonia, New Jersey.

BOROUGH OF LEONIA

PLANNING BOARD

TAX CERTIFICATION

NAME Weimin Zhang

ADDRESS 11 Brook Terrace

BLOCK 206 LOT 9

CERTIFIED THIS 11th DAY OF April, 2023

DATE TAXES WERE PAID February 13, 2023


TAX OFFICIAL

*Verify that this information corresponds to the
Municipal tax records.*

Tax Collector
Leonie Borough
Salem County



**PLEASE BRING THIS FORM TO THE TAX CLERK FOR CERTIFICATION AND
PRESENT TO THE BOARD THE NIGHT OF THE MEETING.**

TAX

BOROUGH OF LEONIA

Application Addendum

Campaign Disclosure Form As required By Leonia Ordinance 02-04

Applicant Name: Weimin Zhang

Applicant Address : 11 Brook Terrace

List all reportable campaign contributions made pursuant to NJSA 19:44-1 et seq. in the last twelve (12) months on behalf of or to any candidate for public office, candidate committee, joint candidates committee, political committee, continuing political committee or political party committee in or pertaining to the Borough of Leonia.

| Contribution | Date of Contribution | Amount |
|--------------|----------------------|--------|
| None | | |
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I certify that the foregoing statements are true: ZHANG WEIMIN
Signature

4/5/2023
Date