

# BOROUGH OF LEONIA

## PLANNING BOARD APPLICATION CHECKLIST

Dear Applicant:

The following is a checklist of requirements for your application to be deemed complete in order for you to appear before the Leonia Planning Board:

✓	<u>Deadline</u>	<u>Requirements</u>
✓	At Submission of Application	Escrow Payment of \$1300 (or \$3000 for COMMERCIAL)
✓	At Submission of Application	Application Fees (See Fee Schedule attached)
	At Submission of Application	Application Contact Sheet
✓	20 Days Prior to Planning Board Meeting	Application Notice
✓	20 Days Prior to Planning Board Meeting	Denial Letter from Zoning Officer
✓	20 Days Prior to Planning Board Meeting	Copy of Legal Notice to be Sent to "The Bergen Record"
✓	20 Days Prior to Planning Board Meeting	Copy of Notice to Property Owners (to be sent to 200 ft List)
✓	20 Days Prior to Planning Board Meeting	Tax Certification and Proof of Ownership
✓	20 Days Prior to Planning Board Meeting	W-9 Form
✓	20 Days Prior to Planning Board Meeting	Campaign Disclosure Form
	20 Days Prior to Planning Board Meeting	Site Plan with Key Map - <b>SIGNED &amp; SEALED</b>
	10 Days Prior to Planning Board Meeting	Notice to Property Owners - PROPERTY OWNERS ON THE 200 FT LIST MUST RECEIVE NOTICE A <b>MINIMUM OF 10 DAYS PRIOR TO SCHEDULED MEETING DATE</b>
	10 Days Prior to Planning Board Meeting	Affidavit of Service of Notice ( <i>For Hand Delivered Notices</i> )
	10 Days Prior to Planning Board Meeting	Green & White USPS Certified Mail Receipt) - <b>MUST BE DATE STAMPED BY THE POST OFFICE</b>
	10 Days Prior to Planning Board Meeting	Affidavit of Public Notice from "The Bergen Record"
	5 Days Prior to Planning Board Meeting	Signed Green Return Receipts and Unclaimed Notices

**REVIEW PERIOD:**

**We have 45 days to review and deem an application complete.** Please submit 2 copies of your original completed application, *items listed above*, a minimum of 20 days before the scheduled meeting date to:

Michael Greco  
 Planning Board Secretary  
 312 Board Avenue  
 Leonia, NJ 07605  
 201.592.5780 x256  
[mgreco@leonianj.gov](mailto:mgreco@leonianj.gov)

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When your application is deemed complete, you will be notified and you are required to submit 20 copies of the plan to the Planning Board, in addition submit Digital Copies of all Plans. **Please note, we only need 2 full copies of the application package (items listed in the checklist above) and 20 copies of your application, denial letter, copy of notices and site plan with key map (signed & sealed).**

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APR 17 2023

CODE ENFORCEMENT

APPLICATION NUMBER 2023-02

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

Applicant Reuten Senior Ventures, LLC

Address 239 Herbert Avenue

Town Closter County Bergen State New Jersey

Description of Property Involved:

Address 2 Christie Heights

Size of Lot 146,325.75 of 3.36 acres Present Use or Occupancy Vacant

Borough Assessment Map: Block 503 Lot 2

Is Property within 200 feet of Borough Line? Yes \_\_\_\_\_ No X


If YES, give name of adjacent Municipality \_\_\_\_\_

Owned or Leased X Subject to Sale Agreement? Yes \_\_\_\_\_ No X

Use of Relief Desired:

Use variance from Borough Code Section 290-25 - as an adult day care - use is not permitted in the LI zone

Parking variance from Code Section 290-26 whereas the existing number of parking spaces is 185 and the required number of spaces is 424

Signature of Applicant  Date 4/17/23

Files on behalf of Applicant: by David M. Repetto, Esq., Attorney

Address c/o Harwood Lloyd, LLC, 130 Main Street, Hackensack, New Jersey 07601

**Corriston, Lina**

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**From:** Do Not Reply <noreply@govpilot.com>  
**Sent:** Friday, March 24, 2023 9:43 AM  
**To:** amyszka@leonianj.gov; eghalam@leonianj.gov; jplee@leonianj.gov; Corriston, Lina  
**Subject:** Status: Zoning Permit



**Leonia Borough**  
312 Broad Avenue, Leonia, NJ

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**Reference Number:** Z-22-183  
**Date Entered:** 12/5/2022 1:11:00 PM

**Name:** AMBROSE DC ASSETS  
**Address:** 2 CHRISTIE HTS ST Block: 503 Lot: 2 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:

**Additional Comments:**  
290-25 USE  
An adult daycare use is not permitted in the LI zone.  
290-26 PARKING  
Existing number of parking spaces is 185 spaces.  
Required number of parking spaces is 424 spaces. \*\*

The first floor is calculated it under community buildings/social halls/places of public assembly which require a spot for every 75 sq. ft. of assembly space. Out of the first floor 31,327 total sq. ft. 22,367 of it as assembly space which requires 298.23 spaces.

The second-floor use will remain the same, a portion will be used for the offices of the adult daycare and a portion to be subleased at a later date as offices. The second-floor sq. ft. of 31,256 divided by the 250sq. ft. per space requirement is 125.02 parking spots.

**SUBMITTAL OF ADDITIONAL INFORMATION MAY RESULT WITH ADDITIONAL VARIANCES AND REVISION OF FINDINGS.**

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

Sincerely,

Adam Myszka  
Zoning Official  
Leonia Borough

LEGAL NOTICE  
PLANNING BOARD  
BOROUGH OF LEONIA

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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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_23\_\_.

The application submitted by:

Name Reuten Senior Venturs, LLC

Address 2 Christie Heights

Town Leonia County Bergen State New Jersey

Which is located in the L-I Zoning District.

The use or relief desired Applicant is seeking a use variance from Borough Code Section 290-25 to operate an adult day care, which is not a permitted use in the LI zone. Applicant is also seeking a parking variance from Borough Code Section 290-26 - whereas 424 parking spaces are required and 195 spaces are existing. Applicant will also seek any and all other approvals, waivers, exceptions and variances

as may be determined to be required by the Board or its experts during the review of the application, during the course of the hearing or as a result of changes or modifications to the plans submitted.

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

Tax Map Sheet \_\_\_\_\_ Block 503 Lot 2

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.

4/13/23

Date



Signature of Applicant

Filed on behalf of Applicant by David M. Repetto, Esq.

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

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CODE ENFORCEMENT

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 \_\_\_\_\_ day of \_\_\_\_\_, 20<sup>23</sup>.

Notice of Appeal No. Z-22-183 Filed on 12/5/22

PROPERTY INVOLVED:

Address 2 Christie Heights District L-I

Size of Lot 146,326.75/3.36 acres Present Use of Occupancy Vacant

Borough Assessment Map: Plate \_\_\_\_\_ Block 503 Lot 2

Nature of Relief or Variance Desired: Applicant is seeking a use variance from Borough Code Section 290-25

to operate an adult day care, which is not a permitted use in the LI zone. Applicant is also seeking a parking variance from Borough Code  
Section 290-26 - whereas 424 parking spaces are required and 195 spaces are existing. Applicant will also seek any and all other approvals, waivers,  
exceptions and variances as may be determined to be required by the Board or its experts during the review of the application, during the course of  
the hearing or as a result of changes or modifications to the plans submitted.

4/17/23

Date

Filed on behalf of Applicant: by David M. Repetto, Esq.



Signature of Applicant

Address of Applicant: c/o Harwood Lloyd, LLC, 130 Main Street, Hackensack, New Jersey 07601

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.

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BOROUGH OF LEONIA

PLANNING BOARD

TAX CERTIFICATION

NAME Ambrose DC Assets % JLL  
ADDRESS 2 Christie Hts Street  
BLOCK 503 LOT 2  
CERTIFIED THIS 14th DAY OF February, 2023  
DATE TAXES WERE PAID Jan 31, 2023

  
TAX OFFICIAL

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

TAX

Verify that this information accurately reflects  
municipal records.

Tax Collector  
Leonie Baran, P.  
Bergen County



APR 17 2023

## 2 Christie Heights

CODE ENFORCEMENT

Property Address	Zip Code	Owner Name	Mailing Street	Mailing City,State,Ztip	Block	Lot	Qualifier
456 GRAND AVE	07605	770, L L C	162 LIBERTY ST	HACKENSACK ,NJ 07601	503	15	7B
456 GRAND AVE	07605	770, L L C	162 LIBERTY ST	HACKENSACK ,NJ 07601	503	15	6B
600 Willow Tree Rd	07605	CENTER POINT WILLOW TREE LLC	1808 SWIFT DR	OAK BROOK ,IL 60523	503	1	2
456 GRAND AVE	07605	770, L L C	162 LIBERTY ST	HACKENSACK ,NJ 07601	503	15	2B
456 GRAND AVE	07605	770, L L C	162 LIBERTY ST	HACKENSACK ,NJ 07601	503	15	4A
496 GRAND AVE	07605	SIDIROPOULOS,KONSTANINOS & GALINI	496 GRAND AVE	LEONIA ,NJ 07605	503	5	
456 GRAND AVE	07605	770, L L C	162 LIBERTY ST	HACKENSACK ,NJ 07601	503	15	5B
600 WILLOW TREE RD	07605	CENTER POINT WILLOW TREE LLC	1808 SWIFT DR	OAK BROOK ,IL 60523	503	1	
456 GRAND AVE	07605	770, L L C	162 LIBERTY ST	HACKENSACK ,NJ 07601	503	15	3B
456 GRAND AVE	07605	770, L L C	162 LIBERTY ST	HACKENSACK ,NJ 07601	503	15	2A
456 GRAND AVE	07605	770, L L C	162 LIBERTY ST	HACKENSACK ,NJ 07601	503	15	5A
486 GRAND AVE	07605	AJDINI,DAVID B & ALIABADI,SOUZAN	486 GRAND AVE	LEONIA ,NJ 07605	503	8	
492 GRAND AVE	07605	KIM,CHUNG JA & C,CHUNG JOHN KIL	492 GRAND AVE	LEONIA ,NJ 07605	503	6	
456 GRAND AVE	07605	770, L L C	162 LIBERTY ST	HACKENSACK ,NJ 07601	503	15	6A
456 GRAND AVE	07605	770, L L C	162 LIBERTY ST	HACKENSACK ,NJ 07601	503	15	4B
580 Willow Tree Rd	07605	CENTER POINT WILLOW TREE LLC	1808 SWIFT DR	OAK BROOK ,IL 60523	503	1	1
470 GRAND AVE	07605	IMERAJ,MUHAMET & ANABEL	470 GRAND AVE	LEONIA ,NJ 07605	503	13	
600 Willow Tree Rd	07605	CENTER POINT WILLOW TREE LLC	1808 SWIFT DR	OAK BROOK ,IL 60523	503	1	4
456 GRAND AVE	07605	770, L L C	162 LIBERTY ST	HACKENSACK ,NJ 07601	503	15	7A
474 GRAND AVE	07605	REDZIC,ABIDIN & NEXHMIJE	474 GRAND AVE	LEONIA ,NJ 07605	503	11	
520 GRAND AVE	07605	NEHME,GABY G & ANNE	520 GRAND AVE	LEONIA ,NJ 07605	503	3	
516 GRAND AVE	07605	HILGEMAN,JOHN R	516 GRAND AVE	LEONIA ,NJ 07605	503	4	
600 Willow Tree Rd	07605	CENTER POINT WILLOW TREE LLC	1808 SWIFT DR	OAK BROOK ,IL 60523	503	1	3
456 GRAND AVE	07605	770, L L C	162 LIBERTY ST	HACKENSACK ,NJ 07601	503	15	6C
478 GRAND AVE	07605	ROBERTSON,HEANG CHA & HEANG CHA MELISSA	478 GRAND AVE	LEONIA ,NJ 07605	503	10	
100 CHRISTIE HTS ST	07605	NJ DEPT OF ENVIROMENTAL PROTECTIO			210	1	
456 GRAND AVE	07605	770, L L C	162 LIBERTY ST	HACKENSACK ,NJ 07601	503	15	3A
482 GRAND AVE	07605	SALEB,GOURGIUS & YOUSTINA M	482 GRAND AVE	LEONIA ,NJ 07605	503	9	
468 GRAND AVE	07605	SAWIRIS,FARID & HANADI	133 HOEFLEYS LN	LEONIA ,NJ 07605	503	14	
456 GRAND AVE	07605	770, L L C	162 LIBERTY ST	HACKENSACK ,NJ 07601	503	15	1B
500 WILLOW TREE RD	07605	SOUTHWIND FARMS	PO BOX 9014	RONKONKOMA ,NY 11779	503	28	
456 GRAND AVE	07605	770, L L C	162 LIBERTY ST	HACKENSACK ,NJ 07601	503	15	
100 LEYLAND DR	07605	JOVIC REALTY, LLC	85 N LESWING AVE	SADDLE BROOK ,NJ 07663	503	29	
490 GRAND AVE	07605	BRUSCO,GIACINTO & GIACINTO ELIDE	490 GRAND AVE	LEONIA ,NJ 07605	503	7	
456 GRAND AVE	07605	770, L L C	162 LIBERTY ST	HACKENSACK ,NJ 07601	503	15	1A
474 GRAND AVE	07605	REDZIC,ABIDIN & NEXHMIJE	474 GRAND AVE	LEONIA ,NJ 07605	503	12	



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## LIST OF UTILITIES FOR THE BORO OF LEONIA

BERGEN COUNTY PLANNING BOARD  
ONE BERGEN COUNTY PLAZA, 4<sup>TH</sup> FLOOR  
HACKENSACK, NJ 07601-7000

SUEZ  
461 FROM ROAD  
PARAMUS, NJ 07652

PSE&G  
MANAGER-CORPORATE PROPERTIES  
80 PARK PLAZA T6B  
NEWARK, NJ 07101

VERIZON COMMUNICATIONS  
540 BROAD STREET FLOOR 15  
NEWARK, NJ 07101

UNITED STATES ENVIRONMENTAL  
PROTECTION AGENCY  
RICHARD HO  
290 BROADWAY  
NEW YORK, NY 10007-1866

NEW YORK CENTRAL LINE LLC  
500 WATER STREET J-910  
JACKSONVILLE, FL 32202

DEPARTMENT OF ENVIRONMENTAL  
PROTECTION  
PO BOX 432  
410 E STATE STREET  
TRENTON, NJ 08625

NEW YORK CENTRAL LINE LLC  
2565 W 5TH STREET  
JACKSONVILLE, FL 32254  
904-359-1698

NJ DEPT OF TRANSPORTATION  
1035 PARKWAY AVENUE  
PO BOX 600  
TRENTON, NJ 08625

SUEZ  
REAL ESTATE DEPARTMENT  
200 OLD HOOK ROAD  
HARRINGTON PARK, NJ 07640

BERGEN COUNTY UTILITIES AUTH.  
DIRECTOR OF ENGINEERING  
PO BOX 9  
LITTLE FERRY, NJ 07643

SPECTRUM  
200 ROOSEVELT PLACE  
PALISADES PARK, NJ 07650

NJ TURNPIKE AUTHORITY  
LAW DEPT  
PO BOX 5042  
581 MAIN STREET  
WOODBIDGE, NJ 07095



Map



Module Layers



Map Layers



Foreclosures



Radius Search



Within (feet): 200



GET RESULTS

EXIT SEARCH



Include the subject properties below.



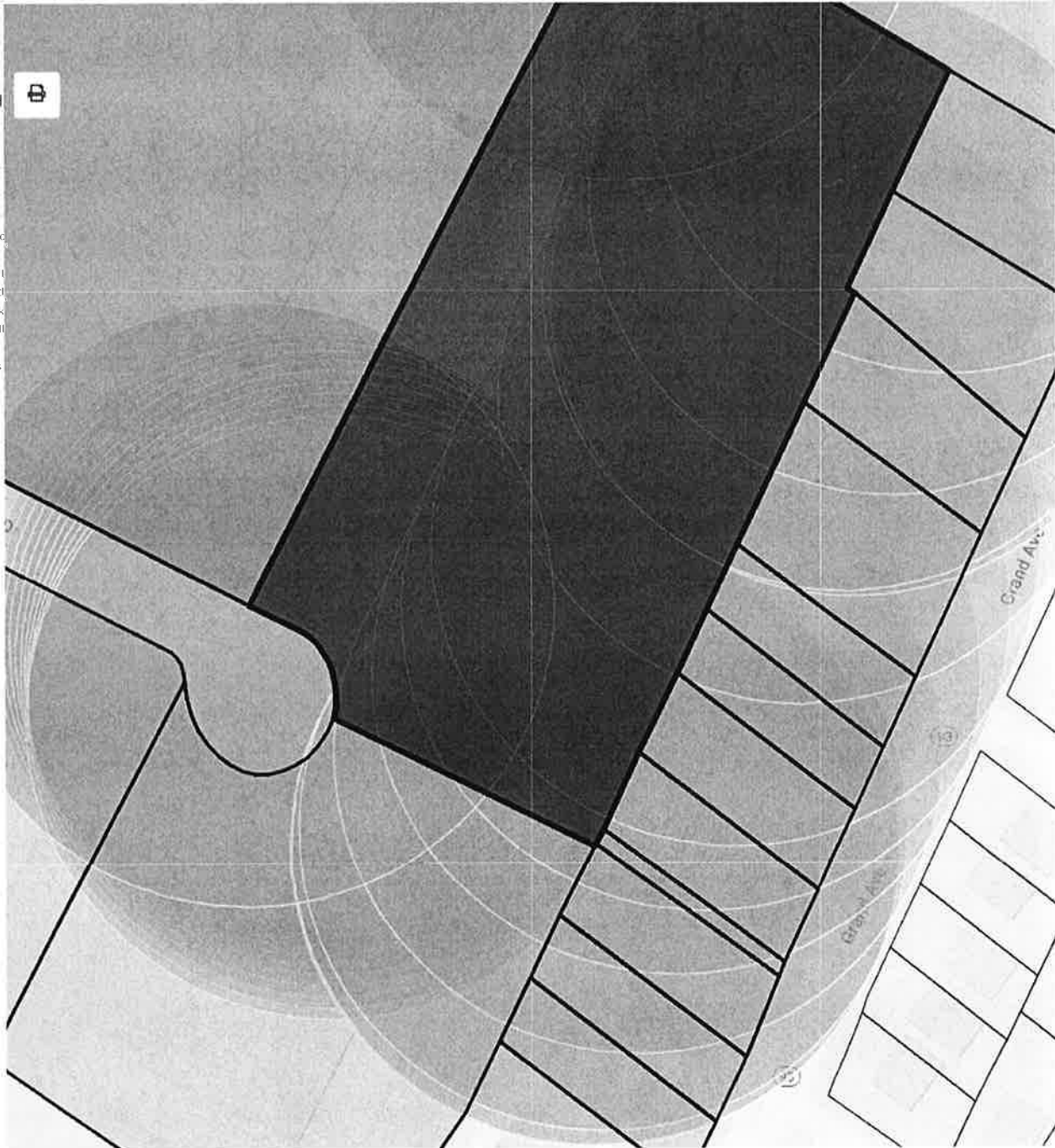
2 CHRISTIE HTS ST



By clicking "START SEARCH" button the map will zoom to parcel level automatically. Click on a property to select, once a property is selected the search will be calculated. Click on "GET RESULTS" button to see the search results. Click on "EXIT SEARCH" button to exit the radius search mode.



Geography Area Search



Contact Us

[View public map](#)



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# BOROUGH OF LEONIA

## Application Addendum

### Campaign Disclosure Form As required By Leonia Ordinance 02-04

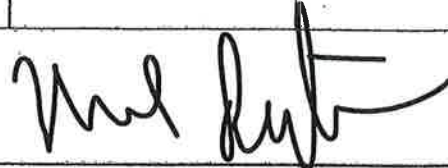
**Applicant Name:** Reuten Senior Ventures LLC

**Applicant Address :** 239 Herbert Ave Closter, NJ 07624

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
NJ Assemblywoman Ellen Park	11/17/22	\$1000

I certify that the foregoing statements are true:



Signature

3/24/23

Date