



BOROUGH OF LEONIA
Leonia Planning Board
MINUTES

JULY 26, 2023

7:30 PM

LEONIA SENIOR CENTER

The Borough of Leonia Planning Board held its regular meeting on JULY 26, 2023 at 7:30 p.m. located at 305 Beechwood Place, Leonia NJ.

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

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

ALSO PRESENT: Attorney – Dan Steinhagen, Planner – Sanyogita Chavan.

Meeting called to order at 7:30 PM.

FLAG SALUTE

Chair DeGidio held a moment of silence for a long time Leonian who served on the planning board, Vincent Petti, who passed away.

ROLL CALL

APPROVAL OF MINUTES

Motion to approve the minutes of the June 13, 2023 special meeting made by: Mr. Botten and Seconded by Mr. Russell:

On roll call, the vote was recorded as follows

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

Motion to approve the minutes of the June 28, 2023 meeting made by: Mr. Botten and Seconded by Mr. Russell:

On roll call, the vote was recorded as follows

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

RESOLUTIONS

NEW/CONTINUING APPLICATIONS

Chair DeGidio confirmed with Ms. Choi that she watched the video from the prior meeting and filled out a certification of tapes.

PB23-02 – Reuten Senior Ventures LLC, 2 Christie Heights Street, Block:503 / Lot: 2 – Seeking variances for use and parking for an Adult Daycare.

David Repetto, Attorney, Harwood Lloyd LLC, counsel for Reuten Senior Ventures, spoke briefly on the intent of the added testimony for the night.

Louis Luglio, Traffic Engineer, Dynamic Traffic, 50 Park Place, Newark, NJ, was called as the first witness.

Mr. Steinhagen confirmed that Mr. Luglio was still under oath.

Mr. Luglio gave a presentation with new exhibits on the traffic patterns and hours of operation in relation to Kulite's hours of operation.

Vice Chair Gold asked about the number of vehicles being utilized by the site and Mr. Luglio answered his questions. Vice Chair Gold also asked about the study that was performed and how it was done.

Ms. Choi made some clarifications about the tables and charts presented. Ms. Choi then asked questions about the vehicle schedules in respect to peak hour traffic. Mr. Luglio confirmed that the hours intended would be outside of peak hours.

No members of the public were present for the public comment period.

Michael Reuten, owner of Reuten Senior Ventures, 60 Knollwood Rd, Saddle River, NJ, was called as second witness.

Mr. Steinhagen confirmed that Mr. Reuten was still under oath.

Mr. Reuten gave a presentation on the landscaping plan provided at the board's request.

Chair DeGidio requested clarification on the plan, and Mr. Reuten explained their intent. Chair DeGidio recommended that the applicant work with the Shade Tree Commission on the species and types of plants added.

Ms. Chavan asked about the utility easement, and the applicant offered that they would work around anything required. Ms. Chavan asked some questions about other requirements to be aware of. Mr. Reuten agreed to follow all ordinances and requirements.

Mr. Reuten explained that the board asked about early offering to Leonia residents and he explained there is no legal reason they can't and offered that he would be willing to do this.

Chair DeGidio and Mr. Steinhagen deliberated over the way to handle this, and decided to make this a discussion between attorneys.

Mr. Reuten answered the board's request to consider Electric Vehicle charging stations and offered a proposed two spaces.

Chair DeGidio, Ms. Chavan and Mr. Steinhagen discussed the requirements for EV spaces as well as the need, and what this means for the application. Mr. Reuten agreed to do what the board recommends.

Chair DeGidio made a suggestion about handicap accessibility.

Chair DeGidio entered into the record that the Fire Marshall submitted a letter reviewing the application and stating that there are no concerns from fire prevention.

Ms. Choi stated that the use is beneficial to the town.

Chair DeGidio stated his agreement that the use is much more beneficial than what the building is used for.

Mr. Steinhagen stated that the application requires site plan approval to move forward.

Motion to approve application 23-02, 2 Christie Heights Street with conditions was made by: Chair DeGidio and Seconded by Mr. Russell:

On roll call, the vote was recorded as follows

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

DISCUSSION ON BOARD MATTERS – NEW/OLD BUSINESS

Confirm Date & Venue of September Special Meeting

Chair DeGidio confirmed with Mr. Greco, Planning Board Secretary, that a poll was done with the board and he confirmed that majority of the board preferred Wednesday, September 13, 2023. He also confirmed the location of Leonia Highschool Cafeteria.

Mr. Botten confirmed the time of 7:30 PM.

A motion to set the special meeting date for Wednesday, September 13, 2023 at the Leonia Highschool Cafeteria was made by: Vice Chair Gold and seconded by Mr. Ford.

All in Favor – Motion Passed

Chair DeGidio asked the board to please get all information and requests in to the Planner so that the Redevelopment Plan would be ready in time.

Ms. Chavan made a comment about having made modifications to the plan.

PLANNING BOARD ATTORNEY REPORT

PUBLIC COMMENT PERIOD – CORRESPONDENCE

CLOSED SESSION

A motion to enter Closed Session for the purpose of discussing pending litigation was made by: Mr. Botten and seconded by Vice Chair Gold.

All in Favor – Motion Passed

The Board entered Closed Session at 8:14 PM.

A motion to leave Closed Session was made by: Mr. Botten and seconded by Vice Chair Gold.

All in Favor – Motion Passed

The Board left Closed Session at 8:21 PM.

ADJOURNMENT

With no further business presented, a motion to adjourn the meeting was made by: Vice Chair Gold and seconded by Mr. Botten.

All in Favor – Motion Passed

The meeting was adjourned at 8:23 PM.

Respectfully Submitted,

Michael Greco
Planning Board Secretary