

APPLICATION NUMBER 2023-05

RECEIVED
BOROUGH OF LEONIA
PLANNING BOARD

SEP 05 2023

NOTICE TO APPEAL BEFORE THE
PLANNING BOARD

BOROUGH OF LEONIA, BERGEN COUNTY, NEW JERSEY

Applicant Fish Fish Wing Wing Inc. d/b/a Oh-Gul Restaurant

Address 452 Broad Avenue

Town Leonia County Bergen State NJ

Description of Property Involved:

Address 452 Broad Avenue

Size of Lot 1,385 sq ft. Present Use or Occupancy Restaurant

Borough Assessment Map: Block 507 Lot 4 Qual: _____

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

If YES, give name of adjacent Municipality _____

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

Use of Relief Desired:

Bulk variances for deck, accessory structure and fence in rear yard

Signature of Applicant *Charles J. Lange* Date 8/31/23

Files on behalf of Applicant: by Charles J. Lange, Jr., Attorney

Address 640 E. Palisade Avenue, Englewood Cliffs, NJ 07632

NOTE: Application must be submitted to the Planning Board Secretary

**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, 305 Beechwood Place, Leonia, NJ 07605 at 7:30 pm on the 27 day of September, 2023.

The application submitted by:

Name Fish Fish Wing Wing LLC d/b/a Oh-Gul restaurant
Address 452 Broad Avenue
Town Leonia County Bergen State NJ

Which is located in the D Zoning District.

The use or relief desired:

Zoning Section 290-45(4) and (5) Setback distance for accessory structure from rear --
proposed 8;4-1/2", required 10' and side yard proposed 1'11",
required 3' and Section 290-42(D) rear fence height, proposed 7'10" maximum 6'
and any variance implicated by the deck supporting the accessory structure.

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

Tax Map Sheet _____ Block 509 Lot 4

All documents relating to this application are on file in the Borough of Leonia Clerk's Office and may be inspected during the normal working hours at the Leonia Borough Hall, 312 Broad Avenue, Leonia, NJ 07695. In addition the documents can be found on the Borough Website at the following link; <https://www.leonianj.gov/borough-government/boards-committees-commissions/planning-zoning-board/agendas>

9/10/23

Date



Signature of Applicant

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

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PLANNING BOARD

SEP 05 2023

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 Secretary of the Planning Board, and is available for examination in the Clerk's Office.

A public hearing will be conducted before the Planning Board in connection with this appeal in the Leonia Senior Center, 305 Beechwood Place, Leonia, NJ 07605, at 7:30 PM on the 27 day of September, 2023.

SEP 05 2023

Notice of Appeal No. 2023-05 Filed on _____

PROPERTY INVOLVED:

Address 452 Broad Avenue District D

Size of Lot 13.85 x 100' Present Use of Occupancy restaurant

Borough Assessment Map: Block 504 Lot 4 Qual: _____

Nature of Relief or Variance Desired:

distance from structure to accessory structure proposed
8'4-1/2" required 10'; side yard setback proposed 1'11" required 3';
rear fence height proposed 7'10" permitted 6'

Signature of Applicant  Date 9/01/23

Address 452 Broad Avenue, Leonia, NJ 07605

All documents relating to this application are on file in the Borough of Leonia Clerk's Office and may be inspected during the normal working hours at the Leonia Borough Hall, 312 Broad Avenue, Leonia, NJ 07695. In addition the documents can be found on the Borough Website at the following link; <https://www.leonianj.gov/borough-government/boards-committees-commissions/planning-zoning-board/agendas>

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BOROUGH OF LEONIA
PLANNING BOARD
TAX CERTIFICATION

NAME Helen Capital, LLC

ADDRESS 229 Main Street

TOWN Fort Lee STATE NJ ZIP CODE 07024

BLOCK 509 LOT 4 QUAL

CERTIFIED THIS 5th DAY OF September, 2023

DATE TAXES WERE PAID 1/24, 4/25 + 7/24, 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 tax records.*

Tax Collector
Leonica Borough
Bergen County



BOROUGH OF LEONIA

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PLANNING BOARD

Application Addendum

SEP 05 2023

Campaign Disclosure Form As required By Leonia Ordinance 02-04

Applicant Name: Fish Fish Wing Wing Inc. d/b/a Oh-Gul Restaurant

Applicant Address : 452 Broad Avenue, Leonia, NJ

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		

I certify that the foregoing statements are true: _____

Signature

Date

9/01/23