



Leonia Planning Board  
The Borough of Leonia

APPLICATION FOR SUBDIVISION

Planning Board Application No. 2023-06

Date Received SEP 14 2023

FOR CONCEPT REVIEW: PLEASE SUBMIT ONE (1) TYPEWRITTEN, SIGNED COPY AND ONE (1) COPY (PAGES 7 THROUGH 8 ONLY) OF THE APPLICATION.

FOR PUBLIC HEARING SUBMISSION: PLEASE SUBMIT ONE (1) TYPEWRITTEN, SIGNED COPY AND EIGHTEEN (18) COPIES [pages 7 through 8 only] OF THE APPLICATION.

Application is hereby made for approval of the subdivision of land as herein described and shown on accompanying plat in accordance with land Subdivision Ordinance of the Borough of Leonia.

1. Name of Applicant High Jump Realty LLC

2. Applicant's Address 520 Westfield Ave., Ste 302

City Elizabeth State NJ Zip 07208

3. Telephone No. 732-406-9096

4. If applicant is a partnership, corporation, or company, give name and address of the principle(s):

Jon Obecnyc 219 Oxford Avenue, Fair Haven, NJ 07704

Ronald Cohen 516 Turkey Hill Road, Red Hook, NY 12571

5. Property Owner's Address: same as applicant

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

7. Description of land to be Subdivided:

a. Block 504 Lot(s) 1 & 2 (From Leonia Tax Map)

b. Street Location: 515 & 517 Grand Avenue

c. Size of original plots(s) See attached subdivision plans

d. Size of proposed lot(s) See attached subdivision plans

e. How many streets do lot(s) face 2

f. Are the following utilities existing:

Paved streets yes Storm Sewers yes

Curbs yes Water yes

Sidewalks yes Gas yes

Sanitary Sewers yes Electric yes

g. What are the current zoning of the Property? A3

h. Are there any existing structures on the Property? yes

i. If structures are on the property, what is their use? residential

8. What is the purpose of the subdivision? Convert two existing lots into three lots

9. If new structures are to be erected on property, what will be their use? residential

10. If represented by an Attorney, provide the following:

Name of Attorney: Gregory Asadurian, Esq.

Attorney's Address: 61 S. Paramus Rd., Ste. 250

City Paramus State: NJ Zip: 07652

Telephone No. 201-347-2112 Fax No. \_\_\_\_\_

In addition to the above, a Zoning Analysis of the property and the identification of any variances, shall be submitted and be made part of this application.

I certify that all statements and information contained in this and all documents submitted as part of this application are true and accurate.

Signature of Applicant  Date 9/7/2023