



BOROUGH OF LEONIA
Leonia Planning Board
MINUTES

November 21, 2023

7:30 PM

LEONIA SENIOR CENTER

The Borough of Leonia Planning Board held its regular meeting on NOVEMBER 21, 2023 at 7:30 p.m. located at 305 Beechwood Place, Leonia, NJ.

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

MEMBER(S) ABSENT: Mayor Judah Zeigler, Ron Wolf.

ALSO PRESENT: Attorney – Dan Steinhagen, Zoning Officer – Adam Myszka

Meeting was called to order at 7:30 PM.

FLAG SALUTE

ROLL CALL

APPROVAL OF MINUTES

Motion to approve the minutes of the October 25, 2023, meeting made by: Mr. Botten and Seconded by Councilman Fusco:

On roll call, the vote was recorded as follows

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

RESOLUTIONS

PB23-05 – Fish Fish Wing Wing Inc., 452 Broad Avenue, Block: 509 / Lot: 4 – Seeking Site Plan Approval with Variances for a rear yard deck.

Motion to approve the Resolution for PB 23-05, Fish Fish Wing Wing Inc., 452 Broad Avenue, made by: Vice Chair Gold and Seconded by Mr. Ford:

On roll call, the vote was recorded as follows

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

NEW/CONTINUING APPLICATIONS

PB23-06 – High Jump Realty, LLC., 515 & 517 Grand Avenue, Block: 504 / Lots: 1&2 – Seeking Minor Subdivision Approval.

Mr. Steinhagen stated that the application would be carried without further notice to the December 20, 2023 meeting.

PB23-01 – Weimin Zhang, 11 Brook Terrace, Block:206 / Lot: 9 – Variances related to constructing a porch outside the existing house entrance.

Junhao Zhang, 11 Brook Terrace, was confirmed sworn in from the October meeting by Mr. Steinhagen. Mr. Zhang then presented the proposed project, an enclosed porch in the front of their home, including new diagrams.

Mr. Steinhagen clarified who prepared the documents for the board.

Mr. Steinhagen asked a question about the dimensions, and it was clarified by Mr. Myszka.

Chair DeGidio asked a question clarifying the dimensions of the drawings.

The board discussed the additions new area and clarified the added floor area to the building with the help of Mr. Myszka.

Mr. Botten asked what the new area would be used for and if there would be any utilities added. Mr. Zhang stated that there would be no new utilities, and that it would be used as an entrance for protecting the homes current door.

Mr. Ford asked if it would be on foundation. Mr. Zhang stated that it would be on the existing concrete walkway. The Board cautioned against this, and Chair DeGidio explained that the structure would have to meet code through the building department.

Chair DeGidio asked who would be doing the work. Mr. Zhang stated that his father would do the work. Chair DeGidio confirmed the process with the building department with Mr. Myszka, and explained the process to the applicant. He urged them to consider getting an architect or designer.

Mr. Steinhagen added that the resolution is subject to all building department approvals.

Chair DeGidio and Mr. Steinhagen explained the process to the applicant.

With no additional comments from the board, and no members of the public present to speak on the application, Chair DeGidio closed discussion.

Motion to approve PB 23-01, 11 Brook Terrace, Weimin Zhang contingent on all Building Department Approvals was 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: | Yes |
| Vice Chair Gold: | Yes | Mr. Russell: | Yes | Mr. Ford: | Yes |
| Mr. Botten: | Yes | Mr. Thompson: | Yes | Mr. Wolf: | Absent |
| Mr. Ko: | Abstain | Ms. Choi: | Yes | | |

Motion Passed.

Mr. Steinhagen explained to the applicant the Resolution process.

DISCUSSION ON BOARD MATTERS – NEW/OLD BUSINESS

Chair DeGidio explained that the comments regarding the Sign Ordinance were passed on to the Chair of the Laws and Ordinance committee.

Chair DeGidio stated that the RFP’s for the board professionals have gone out and he would like to create a committee to review them as was done in the past. The review committee would include, Mr. Botten, Mr. Thompson, and Ms. Choi.

COUNCIL LIAISON REPORT

Councilman Fusco spoke briefly on the receipt of the Sign Ordinance comments.

PLANNING BOARD ATTORNEY REPORT

PUBLIC COMMENT PERIOD – CORRESPONDENCE

CLOSED SESSION

ADJOURNMENT

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

All in Favor – Motion Passed

The meeting was adjourned at 8:01 PM.

Respectfully Submitted,

Michael Greco
Planning Board Secretary