



**BOROUGH OF LEONIA**  
**Leonía Planning Board**  
MINUTES

**December 20, 2023**

**7:30 PM**

**LEONIA SENIOR CENTER**

The Borough of Leonía Planning Board held its regular meeting on DECEMBER 20, 2023 at 7:30 p.m. located at 305 Beechwood Place, Leonía, 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

Meeting was called to order at 7:30 PM.

**FLAG SALUTE**

**ROLL CALL**

**APPROVAL OF MINUTES**

Motion to approve the minutes of the November 21, 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**

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

Motion to approve the Resolution for PB 23-01, Weimin Zhang, 11 Brook Terrace, made by: Mr. Botten and Seconded by Vice Chair Gold:

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:	Yes	Mr. Thompson:	Yes	Mr. Wolf:	-
Mr. Ko:	-	Ms. Choi:	Yes		

**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 January 24, 2024 meeting.

**APPROVAL OF 2024 MEETING DATES**

Chair DeGidio spoke briefly on the decision here, which is to notice some meetings at the beginning of the year for the senior center and the rest of the year at the new building.

The Board discussed with Mr. Steinhagen this suggestion and deliberated on how to post the notice.

Motion to approve the 2024 meeting dates with suggested changes to meeting locations, made by: Mr. Botten and Seconded by Vice Chair Gold:

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:	Yes	Mr. Thompson:	Yes	Mr. Wolf:	-
Mr. Ko:	Yes	Ms. Choi:	Yes		

**DISCUSSION ON BOARD MATTERS – NEW/OLD BUSINESS**

Chair DeGidio, on behalf of the board, took a moment to thank Mayor Zeigler and Councilman Fusco for all their work on the planning board over the years.

**COUNCIL LIAISON REPORT**

Councilman Fusco expressed his gratitude. He also stated his one regret in not seeing the Redevelopment Plan through its end. He then wished the board good luck in the future.

**PLANNING BOARD ATTORNEY REPORT**

**PUBLIC COMMENT PERIOD – CORRESPONDENCE**

Lydia Maurice, asked a question about a few of the roads in town.

**CLOSED SESSION**

Motion to enter closed session to discuss pending litigations at 7:42 pm, made by: Mr. Botten and Seconded by Councilman Fusco:

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:	Yes	Mr. Thompson:	Yes	Mr. Wolf:	-
Mr. Ko:	Yes	Ms. Choi:	Yes		

Motion to end closed session at 7:47 pm, made by: Vice Chair Gold and Seconded by Mr. Botten:

On roll call, the vote was recorded as follows

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

Mr. Steinhagen explained briefly how closed session minutes work.

**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 7:49 PM.

Respectfully Submitted,

Michael Greco  
Planning Board Secretary