



BOROUGH OF LEONIA
Leonia Planning Board
MINUTES

February 28, 2024 **7:30 PM** **LEONIA SENIOR CENTER**

The Borough of Leonia Planning Board held its regular meeting on FEBRUARY 28, 2024 at 7:30 p.m. located at 305 Beechwood Place, Leonia, NJ.

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

MEMBER(S) ABSENT: Mayor Bill Ziegler, Chairman Michael DeGidio

ALSO PRESENT: Attorney – Dan Steinhagen, Engineer – Drew DiSessa, Planner – Rusty Schommer Jr.

Meeting was called to order at 7:30 PM.

FLAG SALUTE

ROLL CALL

APPROVAL OF MINUTES

Motion to approve the minutes of the January 24, 2024, meeting made by: Councilman Hesterbrink and Seconded by Mr. Russell:

On roll call, the vote was recorded as follows

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

Motion to approve the minutes of the January 24, 2024, meeting made by: Mr. Russell and Seconded by Mr. Botten:

On roll call, the vote was recorded as follows

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

RESOLUTIONS

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

Motion to approve the Resolution for PB 23-06, High Jump Realty, LLC., 515 & 517 Grand Avenue, made by: Vice Chair Gold and Seconded by Mr. Wolf:

On roll call, the vote was recorded as follows

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

NEW/CONTINUING APPLICATIONS

Vice Chair Gold explained that the order of applications for hearing tonight would be changed and the application PB 24-03, 122 Howard Terrace would be heard first.

Rusty Schommer Jr. the H2M Planner standing in as the Board Planner in the absence of Sanyogita Chavan was sworn in by Mr. Steinhagen.

PB24-03 – Michael Lazovik, 122 Howard Terrace, Block: 1304 / Lot: 3 – Seeking Variances related to a rear yard addition.

Peter Pulice, Pulice/Williams Architects, 344 Broad Ave, was sworn in by Mr. Steinhagen.

Mr. Steinhagen confirmed the exhibits with Mr. Pulice.

Mr. Pulice gave a presentation on the application.

Mr. Steinhagen & Councilman Hesterbink asked about the older application mentioned by Mr. Pulice, and he clarified that he did not work on that project.

The board questioned the relevance of the old mentioned application with this application, and Mr. Steinhagen stated that there is no precedent. Mr. Pulice explained that he saw the two applications as similar making this relevant.

Mr. Steinhagen asked about the overhang, and why it would need to be there.

Vice Chair Gold asked questions about the trees being removed, and Mr. Pulice stated that they could replace the trees being removed.

Councilman Hesterbrink expressed concern over the removal of trees, and Mr. Pulice explained that he would only remove trees as necessary.

Ms. Choi stated that the coverage went down and asked about this. Mr. Pulice clarified.

Councilman Hesterbrink asked a question about driveways.

Mr. Botten spoke on the quality of the trees that need to replace the removed trees. Mr. Botten also asked about the driveway and if it is an existing driveway. He stated the option to request the driveway come into compliance.

Mr. Steinhagen discussed this with the board and Mr. Pulice.

Mr. Ko asked a question about a non-conforming condition present in the application.

Mr. Russell asked a question about the walls. Mr. Pulice clarified.

Mr. Schommer asked for clarification on the variances. He also asked about the removal of the shed. He questioned the width of the driveway. He confirmed some points about the replacement of trees.

Vice Chair Gold opened the meeting to the public for questions, with none in attendance he closed the meeting to the public.

Kenya Lazovik, homeowner, 122 Howard Terrace, was sworn in by Mr. Steinhagen.

Mrs. Lazovik explained the history of their purchase of the home and explained why they were seeking to add to their home.

The application was opened to public comment.

Iris Coleman, 127 Howard Terrace, spoke in favor of the application and spoke positively of the character of the homeowners.

Mr. Wolf made comments in favor of the application.

Motion to Approve application PB 24-03, 122 Howard Terrace, subject to the comments in the Board Engineer’s review, made by Mr. Ford and Seconded by Mr. Wolf.

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

PB24-02 – MSN Services LLC, 180 Fort Lee Road, Bloc: 1205 / Lot: 4 – Seeking Variances related to construction of a new 4-unit multifamily dwelling.

Councilman Hesterbrink stepped down from the dais.

Kevin Conway, 61 South Paramus Road, Paramus, NJ, introduced himself as the attorney for the application and gave a brief description of the application.

Peter Pulice, Pulice/Williams Architects, 344 Broad Ave, was sworn in by Mr. Steinhagen.

Mr. Pulice gave a presentation on the application.

Vice Chair Gold asked a question about the number of variances and if some could be removed. Mr. Pulice discussed with Mr. Steinhagen and Mr. DiSessa what changes could be made to reduce the number of variances.

Mr. Ford asked a question about garbage disposal.

Mr. Botten asked a question about the numbers on the plans, and about the roof terraces proposed.

Vice Chair Gold asked a question about snow removal.

Mr. Botten asked for clarification on the brick.

Mr. Schommer asked about EV spaces. He also asked about the terrace between the structures.

The board opened the meeting to the public for questions to Mr. Pulice.

Lydia Maurice, 392 Grand Ave, asked a question about affordable housing, and Mr. Steinhagen answered her question.

Mark Martins, 55 Walnut Street, Norwood, NJ, the applicants engineer, was sworn in by Mr. Steinhagen.

Mr. Martins gave a presentation on the application.

Mr. Steinhagen asked about the D variances. Mr. Schommer asked for a clear clarification on the variances and Mr. Martins clarified.

Mr. Martins continued his explanation of the application.

Mr. Botten asked a question about the retaining wall.

Mr. Schommer commented on the width of the driveway.

Vice Chair Gold brought up a safety concern.

Mr. Martins stated that he would investigate the concerns.

Mr. DiSessa and Mr. Schommer expressed concern over the wall being built being too close to the property lines.

Mr. DiSessa stated that an additional variance is required, and Mr. Martins agreed that they would amend that. Mr. DiSessa also stated that the applicant should review the turning radius again.

Mr. Steinhagen asked questions on garbage removal.

Mr. Steinhagen stated that the application would be carried without further notice to the March 27, 2024 meeting.

DISCUSSION ON BOARD MATTERS – NEW/OLD BUSINESS

COUNCIL LIAISON REPORT

PLANNING BOARD ATTORNEY REPORT

Mr. Steinhagen stated that he received a letter from the Billboard, and that they would like for their application to be heard by the planning board next month.

PUBLIC COMMENT PERIOD – CORRESPONDENCE

CLOSED SESSION

ADJOURNMENT

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

All in Favor – Motion Passed

The meeting was adjourned at 10:30 PM.

Respectfully Submitted,

Michael Greco
Planning Board Secretary