

CAPIZZI LAW OFFICES

205 Fairview Avenue
Westwood, NJ 07675
MATTHEW G. CAPIZZI, ESQ. 201 266 8300 (o)
N.J., N.Y., & D.C. Bars 201 266 8301 (f)
Capizzilaw.com

New York Office:
1 Blue Hill Plaza
Lobby Level, Suite 1509
Pearl River, NY 10965
Reply to New Jersey Office

April 1, 2024

Initial Submittal for Completeness Review

Via Overnight Mail

Michael Greco – Secretary
Borough of Leonia Planning Board
312 Broad Avenue
Leonias, NJ 07605

Re: Grand Lee 2023, LLC – Fort Lee PB (the “Applicant”)
363 Grand Avenue; Block 803, Lot 34 (the “Property”)

Dear Mr. Greco:

This office represents the above Applicant with regards to its application before the Leonias Planning Board seeking approval for two (2) existing signs at the Property; (1) one ground sign facing Grand Avenue and (2) one ground sign facing Fort Lee Road. To that end, enclosed please find the following for completeness review:

1. Notice of Appeal Before the Borough of Leonias Planning Board for Variance Application with Rider and Letter of Denial dated March 22, 2024 attached hereto (18 copies);
2. Sign Plan prepared by Clearpoint Services LLC dated September 28, 2023 consisting of one (1) sheet (18 copies); and
3. Applicant’s Checks & W9:
 - Check # 262 in the amount of \$300.00 (Application Fee)
 - Check # 263 in the amount of \$3,000.00 (Escrow Deposit).

Kindly advise once this matter has been deemed complete and assigned a hearing date before the Leonias Planning Board.

Michael Greco – Secretary
April 1, 2024
Page 2 of 2

Thank you.

Very truly yours,

Gloria Duby

Gloria Duby, Paralegal

MGC/gd
Enclosures

APPLICATION NUMBER _____

NOTICE TO APPEAL BEFORE THE
BOROUGH OF LEONIA PLANNING BOARD
FOR A VARIANCE APPLICATION

Applicant Grand Lee 2023, LLC c/o Matthew G. Capizzi, Esq.

Address 205 Fairview Avenue

Town Westwood County Bergen State New Jersey

Description of Property Involved:

Address 363 Grand Avenue, Leonia NJ

Size of Lot 186,810.71 Sq. Ft. Present Use or Occupancy Apartment Complex

Borough Assessment Map: Block 803 Lot 34

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

If YES, give name of adjacent Municipality N/A

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

Use of Relief Desired:
See attached Rider.

Signature of Applicant  Matthew G. Capizzi, Esq. Date 4/1/2024

Files on behalf of Applicant: by Matthew G. Capizzi, Esq., Attorney

Address 205 Fairview Avenue, Westwood NJ 07675

Grand Lee 2023, LLC
363 Grand Avenue, Leonia NJ
Block: 803, Lot: 34

Rider to Notice to Appeal Before the Borough of Leonia Planning Board for a
Variance Application

Use of Relief Desired:

1. 232-12: Ground Signs Not Permitted in the Multifamily Zone v. 2 Ground Signs Existing).

BOROUGH OF LEONIA

Application Addendum

Campaign Disclosure Form As required By Leonia Ordinance 02-04

Applicant Name: Grand Lee 2023, LLC c/o Matthew G. Capizz

Applicant Address : 363 Grand 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
N/a		



I certify that the foregoing statements are true: _____

Signature

3/18/24

Date



Leonia Borough
312 Broad Avenue, Leonia, NJ

Reference Number: Z-23-155
Date Entered: 8/18/2023 8:28:00 AM
Date Denied: 03/22/2024

Name: GRAND LEE 2023 LLC,
Address: 363 GRAND AVE - LEAD PAINT EXEMPT Block: 803 Lot: 34 Zone:

The proposed construction is in violation of the borough zoning ordinance.

Your application for a zoning permit for the above property address is denied for the following reason/s:

PROHIBITED USE

Additional Comments:

ZONE REGULATIONS

Ground signs are not permitted in the multifamily zone.
As per 232-12 all signs not expressly permitted are prohibited.

FYI:

Sign was constructed without a permit, 232-4 states that signs require permits prior to erection.
Front yard setbacks of the signs are 8.2 and 13.8 feet.

If you have any other questions please contact us at (201) 592-5780 with the Reference Number above.

Sincerely,

Adam Myszka
Zoning Official
Leonia Borough