



BOROUGH OF LEONIA
Leonía Planning Board
MINUTES

March 27, 2024 **7:30 PM** **LEONIA SENIOR CENTER**

The Borough of Leonía Planning Board held its regular meeting on MARCH 27, 2024, at 7:30 p.m. located at 305 Beechwood Place, Leonía, NJ.

MEMBERS PRESENT: Chairman Michael DeGidio, Mayor Bill Ziegler, Councilman Christoph Hesterbrink, Timothy Ford, William Russell, Sean Thompson, Haeseok Ko, Damee Choi

MEMBER(S) ABSENT: Vice Chair Ira Gold, Patrick Botten, Ron Wolf

ALSO PRESENT: Attorney – Dan Steinhagen, Engineer – Drew DiSessa, Planner – Sanyogita Chavan

Meeting was called to order at 7:30 PM.

FLAG SALUTE

ROLL CALL

APPROVAL OF MINUTES

Motion to approve the minutes of the February 28, 2024, meeting made by: Mr. Russell and Seconded by Mr. Thompson:

On roll call, the vote was recorded as follows

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

RESOLUTIONS

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

Motion to approve the Resolution for PB 24-03, Michael Lazovik, 122 Howard Terrace, made by: Mr. Ford and Seconded by Mr. Thompson:

On roll call, the vote was recorded as follows

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

NEW/CONTINUING APPLICATIONS

1 Overpeck Drive North, Pacific Outdoor Advertising Billboard Discussion

Mr. Steinhagen presented the project and stated that it is being reviewed by the planning board as a capital project review and not an application. He then explained the history on this and why this is before the planning board and the board's responsibility.

Paul Kaufman, the project attorney, presented the project and called on Bill Vogt, the project engineer to speak on the project.

Mr. Vogt explained the project to the board.

Mr. Kaufman and Mr. Vogt gave testimony answering Mr. DiSessa's engineering review questions.

Mr. Kaufman asked Mr. DiSessa if their responses to his points were acceptable, and he confirmed that they are.

Mayor Ziegler asked a question about light penetration from the sign, and stated that there is another area of land that could be acceptable for the billboard and asked if the applicant knew about this land.

Mayor Ziegler asked a question about studies on tax appeals related to billboards, and Mr. Kaufman answered that the billboard would not be a factor in tax appeals.

Chair DeGidio asked how much the billboard moved from the previous plan. Mr. Vogt answered his question. Chair DeGidio confirmed that the distance was tripled from the residences. Chair DeGidio asked a question about height and if it is a help to be higher regarding light on the residences. Mr. Vogt confirmed that a higher sign would affect the ground residences less.

Mr. Ford asked a question about the timing of the message changes on the billboard, and Mr. Vogt answered 8 seconds.

Mr. Steinhagen asked a question about the location of the sign. Mr. Steinhagen asked a question about the light trespass of these signs.

Chair DeGidio opened the meeting to the public for questions.

Dawn Zissinos, 17B Lakeview Ave, asked a few questions about the project regarding the distance from the nearest building and the light from the sign.

Jennifer Mitchell, 21B Lakeview Ave, asked a few questions about the project regarding the amount of light it produces. She stated concern over the brightness of the billboard.

Caldwell Dowling, 15 Lakeview Ave, asked a few questions about the project regarding the requirements for approval from the DOT. He asked about the support given and Mr. Steinhagen answered that the project is supported by the Borough Council. He explained the board's role in this project. Mr. Dowling asked if the billboard produces any noise and Mr. Vogt confirmed it does not. Mr. Dowling also asked about the billboard lease and if there was information on accidents in relation to billboards and Mr. Kaufman answered that this is DOT information. Mr. Dowling also asked if the billboard would be used for any other purpose, such as for cellular antennas.

Dawn Zissinos, 17B Lakeview Ave, asked another question about the project regarding the status of the project and whether it is an application and Chair DeGidio answered that it is not an application.

Diane Aziza, 15C Lakeview Ave, asked a few questions about the project regarding the notices for the billboard, and Chair DeGidio stated that notice is not a requirement of a capital review, but that notices were sent out even though it was not required.

Chair DeGidio closed the meeting to the public. He then spoke on the recommendations brought up during the review and what they believe should be recommendations to the Mayor and Council. Ms. Chavan spoke on her review letter and stated what she believes should be recommended as well.

Motion to authorize Sanyogita Chavan to write a letter with the recommendations from the board to the Mayor and Council, made by Chair DeGidio and Seconded by Mr. Ford.

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

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

Mayor Ziegler and Councilman Hesterbrink stepped down from the dais as they are not eligible to sit on the discussion of the next application.

Kevin Conway, the applicant’s attorney, introduced the application.

Chair DeGidio requested that Mr. Pulice be called back for questions. Mr. Pulice was confirmed still sworn in.

Chair DeGidio asked a question about fire safety and Mr. Pulice answered. Chair DeGidio confirmed a condition of requirement they would be amenable to. Chair DeGidio also asked a question about height.

David Spatz, Certified Planner, 60 Friend Terrace, Harrington Park, NJ, was sworn in by Mr. Steinhagen and confirmed there were no objections to his testimony.

The board discussed safety concerns with the roof terrace.

Mr. Spatz gave planning testimony on the application.

Chair DeGidio asked a question about elevation.

Mr. Martins was called back for questions and confirmed to still be under oath.

Chair DeGidio asked a question about large vehicles.

The board and Ms. Chavan discussed the problem of larger vehicles not being able to safely turn around.

Chair DeGidio stated concern over whether the parking lot and the entry angle from Fort Lee Road were suitable for a ladder truck in the case of a fire.

Ms. Chavan asked questions about a homeowner’s association.

Chair DeGidio shared a letter from the Shade Tree Commission, which expressed concern over the removal of two larger trees on the property that may not need to be removed. The applicant stated that they would do what they could to keep the trees if possible.

The Board discussed with Mr. Steinhagen the possible conditions of approval.

The Board discussed the problem of not being able to turn a vehicle around and discussed the required amount of parking spaces. The applicant agreed to remove one parking space to allow an area for a K-turn so that vehicles would not need to back up onto Fort Lee Road.

Motion to Approve application PB 24-02, MSN Service LLC, 180 Fort Lee Road, subject to all conditions discussed, made by Mr. Russell and Seconded by Mr. Ford.

Mayor Zeigler:	-	Chair DeGidio:	Yes	Councilman Hesterbrink:	-
Vice Chair Gold:	Absent	Mr. Russell:	Yes	Mr. Ford:	Yes
Mr. Botten:	Absent	Mr. Thompson:	Yes	Mr. Wolf:	Absent
Mr. Ko:	No	Ms. Choi:	Yes		

DISCUSSION ON BOARD MATTERS – NEW/OLD BUSINESS

No new or old business was discussed.

COUNCIL LIAISON REPORT

No report.

PLANNING BOARD ATTORNEY REPORT

No report.

PUBLIC COMMENT PERIOD – CORRESPONDENCE

No members of the public chose to speak.

CLOSED SESSION

ADJOURNMENT

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

All in Favor – Motion Passed

The meeting was adjourned at 9:47 PM.

Respectfully Submitted,

Michael Greco
Planning Board Secretary