

6.10.2024

MEMO

TO: MIKE GRECO
PB SECRETARY
MGRECO@LEONIANI.GOV

RE: SIM RESIDENCE
169 BROAD AVE
Z 24-079

ENCLOSED
FOR YOUR REVIEW:

2 COPIES OF ZBA APPLICATION
ESCROW CHECK #131 (\$1300.-)
USE VARIANCE CHECK #132 (\$500.-)

BOUNDARY SURVEY (EXISTING)
SP1 - PROPOSED PLOT PLAN
D1, D2 & D3 ARCHITECTURAL DRAWINGS
SIGNED / SEALED

I WOULD APPRECIATE IF WE
CAN GET ON JUNE 26TH
AGENDA. THANKS

PETER PULICE
201.755.4043

BOROUGH OF LEONIA

PLANNING BOARD APPLICATION CHECKLIST

Dear Applicant:

The following is a checklist of requirements for your application to be deemed complete in order for you to appear before the Leonia Planning Board:

✓	<u>Deadline</u>	<u>Requirements</u>
	At Submission of Application	Escrow Payment of \$1300 (or \$3000 for COMMERCIAL)
	At Submission of Application	Application Fees (See Fee Schedule attached)
	At Submission of Application	Application Contact Sheet
	20 Days Prior to Planning Board Meeting	Application Notice
	20 Days Prior to Planning Board Meeting	Denial Letter from Zoning Officer
	20 Days Prior to Planning Board Meeting	Copy of Legal Notice to be Sent to "The Bergen Record"
	20 Days Prior to Planning Board Meeting	Copy of Notice to Property Owners (to be sent to 200 ft List)
	20 Days Prior to Planning Board Meeting	Tax Certification and Proof of Ownership
	20 Days Prior to Planning Board Meeting	W-9 Form
	20 Days Prior to Planning Board Meeting	Campaign Disclosure Form
	20 Days Prior to Planning Board Meeting	Site Plan with Key Map - SIGNED & SEALED
	10 Days Prior to Planning Board Meeting	Notice to Property Owners - PROPERTY OWNERS ON THE 200 FT LIST MUST RECEIVE NOTICE A MINIMUM OF 10 DAYS PRIOR TO SCHEDULED MEETING DATE
	10 Days Prior to Planning Board Meeting	Affidavit of Service of Notice (<i>For Hand Delivered Notices</i>)
	10 Days Prior to Planning Board Meeting	Green & White USPS Certified Mail Receipt) - MUST BE DATE STAMPED BY THE POST OFFICE
	10 Days Prior to Planning Board Meeting	Affidavit of Public Notice from "The Bergen Record"
	5 Days Prior to Planning Board Meeting	Signed Green Return Receipts and Unclaimed Notices

REVIEW PERIOD:

We have 45 days to review and deem an application complete. Please submit 2 copies of your original completed application, *items listed above*, a minimum of 20 days before the scheduled meeting date to:

Michael Greco
 Planning Board Secretary
 312 Board Avenue
 Leonia, NJ 07605
 201.592.5780 x256
mgreco@leonianj.gov

When your application is deemed complete, you will be notified and you are required to submit 20 copies of the plan to the Planning Board, in addition submit Digital Copies of all Plans. **Please note, we only need 2 full copies of the application package (items listed in the checklist above) and 20 copies of your application, denial letter, copy of notices and site plan with key map (signed & sealed).**

BOROUGH OF LEONIA

PLANNING BOARD CONTACTS SHEET

Applicant

Name: JESSICA SIM
Phone: 973.997.2313 Email: JESS.SIM0514@GMAIL.COM
Address: 169 BROAD AVE City: LEONIA State: NJ Zip: 07605

Property Owner same as Applicant

Name: DAVID KIM
Phone: 201.346.2001 Email: om1004@gmail.com Block: 1608 Lot: 1
Address: 169 BROAD AVE City: LEONIA State: NJ Zip: 07605

Attorney

Name: _____ Office: _____
Phone: _____ Email: _____
Address: _____ City: _____ State: _____ Zip: _____

Additional Contacts

Name: PETER PULICE Title: ARCHITECT
Phone: 201.755.4043 Email: PETER.PWA@VERIZON.NET

Name: _____ Title: _____

Phone: _____ Email: _____

Name: _____ Title: _____

Phone: _____ Email: _____

Name: _____ Title: _____

Phone: _____ Email: _____

APPLICATION NUMBER Z-24-079

NOTICE TO APPEAL BEFORE THE
PLANNING BOARD

BOROUGH OF LEONIA, BERGEN COUNTY, NEW JERSEY

Applicant JESSICA SIM

Address 169 BROAD AVENUE

Town LEONIA County BERGEN State NJ

Description of Property Involved:

Address 169 BROAD AVENUE

Size of Lot 13,746 SF Present Use or Occupancy 2 FAMILY / PROFESSIONAL OFFICE

Borough Assessment Map: Block 1608 Lot 1 Qual: _____

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

If YES, give name of adjacent Municipality N/A

Owned or Leased? OWNED Subject to Sale Agreement? Yes _____ No X

Use of Relief Desired:

290-7(A) USE

EXPANSION OF A NON-CONFORMING USE.

ADDITION OF LIVING SPACE AND RE-CONFIGURATION

OF EXISTING 2 FAMILY DWELLING IN

SINGLE FAMILY ZONE

Signature of Applicant  Date 6-7-24

Files on behalf of Applicant: by PETER PULICE RA, Attorney

Address 344 BROAD AVENUE LEONIA NJ

NOTE: Application must be submitted to the Planning Board Secretary



Leonia Borough
312 Broad Avenue, Leonia, NJ

Reference Number: Z-24-079
Date Entered: 5/28/2024 11:56:00 AM
Date Denied: 05/31/2024

Name: KIM,DAVID & JAE-SUN
Address: 169 BROAD AVE Block: 1608 Lot: 1 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:

Additional Comments:
BOARD APPROVAL REQUIRED. VARIANCES REQUIRED

290-7(A) USE
Expansion of a non-conforming use.
Addition of living space and reconfiguration of existing 2 family dwelling in a single family zone.

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

**LEGAL NOTICE
PLANNING BOARD
BOROUGH OF LEONIA**

To All Interested Parties:

A public hearing will be conducted before the Planning Board of the Borough of Leonia, located in the Senior Center, 305 Beechwood Place, Leonia, NJ 07605 at 7:30 pm on the 26th day of JUNE, 2024.

The application submitted by:

Name JESSICA SIM

Address 169 BROAD AVENUE

Town LEONIA County BERGEN State NJ

Which is located in the A3 Zoning District.

The use or relief desired:

290-7(A) USE

EXPANSION OF A NON-CONFORMING USE

ADDITION OF LIVING SPACE AND RE-CONFIGURATION

OF EXISTING 2 FAMILY DWELLING IN SINGLE FAMILY ZONE

The property is known on the Borough's Tax Map as:

Tax Map Sheet 16 Block 1608 Lot 1

All documents relating to this application are on file in the Borough of Leonia Clerk's Office and may be inspected during the normal working hours at the Leonia Borough Hall, 312 Broad Avenue, Leonia, NJ 07695. In addition the documents can be found on the Borough Website at the following link; <https://www.leonianj.gov/borough-government/boards-committees-commissions/planning-zoning-board/agendas>

6-7-24

Date


Signature of Applicant

**NOTICE TO PROPERTY OWNERS
REFERENCE NOTICE OF APPEAL
BEFORE THE PLANNING BOARD
BOROUGH OF LEONIA**

In accordance with the requirements of the Borough of Leonia Zoning Ordinance and Section 40:55D-1 et seq. Of the Revised Statutes of the Sated of New Jersey, you are hereby notified that a Notice of Appeal has been filed by the undersigned with the Secretary of the Planning Board, and is available for examination in the Clerk's Office.

A public hearing will be conducted before the Planning Board in connection with this appeal in the Leonia Senior Center, 305 Beechwood Place, Leonia, NJ 07605, at 7:30 PM on the

26TH day of JUNE, 20 24.

Notice of Appeal No. Z 24 -079 Filed on 5.28.2024

PROPERTY INVOLVED:

Address 169 BROAD AVENUE District A3

Size of Lot 13,746 SF Present Use of Occupancy 2FAMILY / PROFESSIONAL OFFICE

Borough Assessment Map: Block 1608 Lot 1 Qual: _____

Nature of Relief or Variance Desired:

290-7 (A) USE

EXPANSION OF NON-CONFORMING USE.
ADDITION OF LIVING SPACE AND RE CONFIGURATION
OF EXISTING 2 FAMILY DWELLING IN SINGLE FAMILY ZONE.

Signature of Applicant [Signature] Date 6-7-24

Address 169 BROAD AVENUE LEONIA NJ

All documents relating to this application are on file in the Borough of Leonia Clerk's Office and may be inspected during the normal working hours at the Leonia Borough Hall, 312 Broad Avenue, Leonia, NJ 07695. In addition the documents can be found on the Borough Website at the following link; <https://www.leonianj.gov/borough-government/boards-committees-commissions/planning-zoning-board/agendas>

Borough of Leonia

200 Ft List Request

For Planning/Zoning Board

\$10 Fee Required

Property Owner Name DAVID KIM
Property Owner Email DM1004@GMAIL.COM
Contact Number 201-346.2001 Block 1608 Lot 1
Property Address 169 BROAD AVE

I am presenting an application to the Planning Board of Leonia and request:

- 1) Tax Certification (to confirm property taxes, etc are paid up to date)
- 2) 200 Ft List necessary for notification of application

I understand that if the application is not deemed complete and placed on the agenda within 3 months, a new tax certification and 200 ft list will be required. This is to maintain up to date information in the application, as well as an accurate notice to surrounding neighbors and properties. I will re-submit this request form, should that become necessary. [Signature] (initial)

I am representing myself I am represented by an attorney (info below)

Attorney Name _____

Attorney Address _____

Attorney Phone # _____

Applicant's Signature [Signature] Date 6.5.2024

200 Ft Lists requests MUST be submitted at least 7 business days before they are needed!!

(Official Use Only)

Date Request Filled _____ By _____ Form of Payment _____

SIM

BOMMER, AUDREY
325 HIGHWOOD AVE
LEONIA NJ 07605

PENNIE, NANCY & GOLD, IRA
321 HIGHWOOD AVE
LEONIA NJ 07605-2021

HAN, HAEJIN
319 HIGHWOOD AVE
LEONIA, NJ 07605

LEVY, GEORGE D. & ANNETTE
317 HIGHWOOD AVE.
LEONIA, NJ 07605

NEGRON, JOSE & SMIRNOVA, VARVARA
344 SUMMIT AVENUE
LEONIA, NJ 07605

ALPAS, JOSEPH V. & KARINA
183 BROAD AVENUE
LEONIA, NJ 07605

LEUNG, S., WU, H. & LEUNG, E.
178 BROAD AVE
LEONIA, NJ 07605

BECKER, HORST R. & MARLIESE
211 HIGHWOOD AVE
LEONIA NJ 07605-2004

RICCIARDI, HEATHER
519 FOREST AVE
PARAMUS NJ 07652-4705

NALBANDIAN, HEATHER J.
208 HIGHWOOD AVENUE
LEONIA, NJ 07605

MATERA, JOSEPH
160 BROAD AVE
LEONIA NJ 07605-2034

PAONE, PETER GERALD & DIMA
150 BROAD AVE
LEONIA, NJ 07605

TARR, HELEN
312 HIGHWOOD AVE
LEONIA NJ 07605-2022

ABREU, MARLON & VANESSA GERMOSEN
316 HIGHWOOD AVE
LEONIA, NJ 07605

STEPHAN, JACQUELINE
320 HIGHWOOD AVE
LEONIA, NJ 07605

PRINCIPE, FRANK & GIANNUZZI, LISA
324 HIGHWOOD AVE
LEONIA NJ 07605-2022

DE JESUS, CONSUELO
328 HIGHWOOD AVE
LEONIA NJ 07605-2022

LEE, JOOYOUNG
325 SYLVAN AVE
LEONIA, NJ 07605

HERNANDEZ, JUAN A & DENNYSE R
321 SYLVAN AVE
LEONIA, NJ 07605

LOPEZ, FERNANDO & DEBORAH NAZARIO
317 SYLVAN AVENUE
LEONIA, NJ 07605

GELBARD, RON & RACHEL
315 SYLVAN AVE
LEONIA NJ 07605-2026

RYOO, JIYOUNG
149 BROAD AVE
LEONIA, NJ 07605

KIM, SANG CHUL & SOON WON SONG
159 BROAD AVE
LEONIA, NJ 07605

KIM, SIM MYUNG & HONG B.
182 BROAD AVE
LEONIA, NJ 07605

**BOROUGH OF LEONIA
PLANNING BOARD
TAX CERTIFICATION**

NAME DAVID KIM
ADDRESS 169 BROAD AVENUE
TOWN LEONIA STATE NJ ZIP CODE 07605
BLOCK 1608 LOT 1 QUAL _____
CERTIFIED THIS 6th DAY OF June, 2024
DATE TAXES WERE PAID 2/1 & 4/30, 2024


TAX OFFICIAL

PLEASE BRING THIS FORM TO THE TAX CLERK FOR CERTIFICATION AND PRESENT TO THE BOARD THE NIGHT OF THE MEETING.

TAX

*Verify that this information accurately reflects
municipal tax records.*

**Tax Collector:
Leonia Borough,
Bergen County**



Request for Taxpayer Identification Number and Certification

Give Form to the requester. Do not send to the IRS.

▶ Go to www.irs.gov/FormW9 for instructions and the latest information.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.
JESSICA SIM

2 Business name/disregarded entity name, if different from above

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only **one** of the following seven boxes.

Individual/sole proprietor or single-member LLC C Corporation S Corporation Partnership Trust/estate

Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ _____

Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is **not** disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

Other (see instructions) ▶ _____

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) _____

Exemption from FATCA reporting code (if any) _____

(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.
169 BROAD AVE

6 City, state, and ZIP code
LEONIA NJ 07605

7 List account number(s) here (optional)

Requester's name and address (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Social security number

0	0	3	-	7	8	-	5	5	2	0
---	---	---	---	---	---	---	---	---	---	---

or

Employer identification number

--	--	--	--	--	--	--	--	--	--	--

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here **Signature of U.S. person** ▶  **Date** ▶ **6-7-24**

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.

BOROUGH OF LEONIA

Application Addendum

Campaign Disclosure Form

As required By Leonia Ordinance 02-04


Applicant Name: JESSICA SIM

Applicant Address: 169 BROAD AVENUE

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
0	0	0

I certify that the foregoing statements are true:


Signature

6-7-24

Date