

6.10.2024

MEMO

TO: MIKE GRECO
PB SECRETARY
MGRECO @ LEONIANJ.GOV

RE: MILLER CONTI RESIDENCE
138 BROAD AVE
Z 24-075

ENCLOSED FOR YOUR REVIEW:

2 COPIES OF ZONING APPLICATION
ESCROW CHECK # 8878 (1300.-)

2 SETS OF ARCHITECTURAL DRAWINGS
EXISTING SURVEY
SP1, D1 + D2
SIGNED SEALED

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

THANKS

PETER PULICE
201.755.4043

BOROUGH OF LEONIA

PLANNING BOARD CONTACTS SHEET

Applicant

Name: JACY MILLER & MEL CONTI
Phone: 347.575.9583 Email: STEVENJACYS@GMAIL.COM
Address: 138 BROAD AVE. City: LEONIA State: NJ Zip: 07605

Property Owner same as Applicant

Name: _____
Phone: _____ Email: _____ Block: 1505 Lot: 24
Address: _____ City: _____ State: _____ Zip: _____

Attorney

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

Additional Contacts

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

Name: _____ Title: _____
Phone: _____ Email: _____

Name: _____ Title: _____
Phone: _____ Email: _____

Name: _____ Title: _____
Phone: _____ Email: _____

APPLICATION NUMBER Z 24-075

NOTICE TO APPEAL BEFORE THE
PLANNING BOARD

BOROUGH OF LEONIA, BERGEN COUNTY, NEW JERSEY

Applicant JACY MILLER MEL CONTI

Address 138 BROAD AVENUE

Town LEONIA County BERGEN State NJ

Description of Property Involved:

Address 138 BROAD AVENUE

Size of Lot 50' X 100' Present Use or Occupancy SINGLE FAMILY

Borough Assessment Map: Block 1505 Lot 24 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:

SEE ATTACHMENT #1

Signature of Applicant Mel Conti Date 6/7/24

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

Address 344 BROAD AVE LEONIA NJ
201.461.5154

NOTE: Application must be submitted to the Planning Board Secretary

Applicant: Jacy Miller and Mel Conti
138 Broad Avenue
Leonia, NJ
Block 1505; Lot 24

Attachment 1

Variance and Relief Requested

1. 290-8 (A) Building Height

Proposed building has 3 habitable stories. No principal building shall exceed a height of 2 stories and attic nor more than 35 feet.

2. 290-8 (F) 1 Building Coverage

Existing building coverage is 1410 SF (28.2%).

Proposed building coverage is 1510 SF (30%).

3. 290-8 (F) 1 Lot Coverage

Existing lot coverage: 2248 SF (45%)

Proposed lot coverage 2898 SF (58%)

Maximum lot coverage 2500 SF (50%)

4. Proposed sign is a 2-sided ground sign with lighting. Six (6) SF in size per side. Professional signs indicating the name, profession or activity of the occupant of a dwelling shall not exceed 2 square feet.

5. Applicant additionally requests any other variances and/or design waivers that may be deemed necessary for this application.



Leonia Borough
312 Broad Avenue, Leonia, NJ

Reference Number: Z-24-075
Date Entered: 5/21/2024 3:00:00 PM
Date Denied: 05/31/2024

Name: JACY MILLER
Address: 138 BROAD AVE Block: 1505 Lot: 24 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

290-8(A) BUILDING HEIGHT

Proposed building has 3 habitable stories.

No principal building shall exceed a height of two stories and attic nor more than 35 feet.

290-8(F)1 BUILDING COVERAGE

Existing building coverage is 1410 square feet, (28.2%)

Proposed building coverage is 1510 square feet, (30%)

Maximum permitted building coverage is 1250 square feet, (25%)

290-8(F)1 LOT COVERAGE

Existing lot coverage is 2898 square feet, (58%)

Proposed lot coverage is 2248 square feet, (45%)

Maximum permitted lot coverage is 2500 square feet, (50%)

232-3(A) SIGN SIZE

Proposed sign is a 2-sided ground sign with lighting 6 square foot in size per side.

Professional, signs indicating the name, profession or activity of the occupant of a dwelling shall not exceed 2 square feet.

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

Sincerely,

**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 JACY MILLER & MEL CONTI

Address 138 BROAD AVENUE

Town LEONIA County BERGEN State NJ

Which is located in the A3 Zoning District.

The use or relief desired:

SEE ATTACHMENT #1

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

Tax Map Sheet 15 Block 1505 Lot 24

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

Mel Conti
Signature of Applicant

Applicant: Jacy Miller and Mel Conti
138 Broad Avenue
Leonia, NJ
Block 1505; Lot 24

Attachment 1

Variance and Relief Requested

1. 290-8 (A) Building Height

Proposed building has 3 habitable stories. No principal building shall exceed a height of 2 stories and attic nor more than 35 feet.

2. 290-8 (F) 1 Building Coverage

Existing building coverage is 1410 SF (28.2%).

Proposed building coverage is 1510 SF (30%).

3. 290-8 (F) 1 Lot Coverage

Existing lot coverage: 2248 SF (45%)

Proposed lot coverage 2898 SF (58%)

Maximum lot coverage 2500 SF (50%)

4. Proposed sign is a 2-sided ground sign with lighting. Six (6) SF in size per side. Professional signs indicating the name, profession or activity of the occupant of a dwelling shall not exceed 2 square feet.

5. Applicant additionally requests any other variances and/or design waivers that may be deemed necessary for this application.

Borough of Leonia

200 Ft List Request

For Planning/Zoning Board

\$10 Fee Required

Property Owner Name JACY MILLER & MEL CONTI
Property Owner Email STEVEJACYS @ GMAIL.COM
Contact Number 347.575.9583 Block 1505 Lot 24
Property Address 138 BROAD AVE LEONIA NJ

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. WJC (initial)

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

Attorney Name _____

Attorney Address _____

Attorney Phone # _____

Applicant's Signature Mel Conti Date 6.6.24

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 _____

CONTI

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

VALLESE, LAUREN
146 BROAD AVE
LEONIA, NJ 07605

LEVINE, AVITAL
144 BROAD AVE
LEONIA, NJ 07605

DEVINE, MICHAEL & JI SUN CHOI
203 AMES AVE
LEONIA, NJ 07605

MAHONEY, MICHAEL J & ROSE
199 AMES AVE
LEONIA NJ 07605-2001

SOHN, DAVID & ROSA
195 AMES AVE
LEONIA, NJ 07605

HUANG, MINYAN
192 AMES AVE
LEONIA, NJ 07605

KOVACH, CRYSTAL J.
194 AMES AVE
LEONIA, NJ 07605

RHEE, HYON JU
200 AMES AVE
LEONIA, NJ 07605

CHOO, MICHAEL & ELI
204 AMES AVENUE
LEONIA, NJ 07605

LEE, YOUNGBIN & SANG Y.
130 BROAD AVE
LEONIA, NJ 07605

RILEY, JOSEPH J. JR. & CAROL ANN
201 MOORE AVE
LEONIA NJ 07605-2009

MOON, HYE-JIN & AHN, SEHO
199 MOORE AVE
LEONIA, NJ 07605

MARTY, JOSE M. & DEBRA
195 MOORE AVE
LEONIA, NJ 07605

DEEN, NICHOLAS F.
193 MOORE AVE
LEONIA, NJ 07605

BRESCIANI, CRAIG A. & ERIN M.
143 BROAD AVE
LEONIA, NJ 07605

MCCARTHY, DENNIS & FRAGOSO, MARIA
322 SYLVAN AVE
LEONIA NJ 07605-2027

KIM, JASMINE DAHYE
311 MOORE AVENUE
LEONIA, NJ 07605

RODRIGUEZ, ALEJANDRO & HENRY, ELISE
127 BROAD AVE
LEONIA NJ 07605-2030

KIM, WON JOO
131 BROAD AVE
LEONIA, NJ 07605

BROGNA, MARGHERITA
135 BROAD AVE
LEONIA NJ 07605-2030

JUNG, YOUNG JONG & YOUNG OK
139 BROAD AVE
LEONIA NJ 07605

SWAIM, DAVID G. & CAROLE M.
200 MOORE AVE
LEONIA NJ 07605-2010

LEE, YU T. & YOU, EUN JOO
204 MOORE AVE
LEONIA, NJ 07605

ETEDALI, ALI A. & SUZANNE BROFFMAN
206 MOORE AVENUE
LEONIA, NJ 07605

KIM, HWAN U. & SOON EUN
214 MOORE AVE
LEONIA NJ 07605-2010

FERNANDEZ, ROSALBA
312 MOORE AVENUE
LEONIA, NJ 07605

**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 State 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, 2024.

Notice of Appeal No. Z 24-075 Filed on MAY 21, 2024

PROPERTY INVOLVED:

Address 138 BROAD AVE District A3

Size of Lot 50' X 100' Present Use of Occupancy SINGLE FAMILY

Borough Assessment Map: Block 1505 Lot 24 Qual: _____

Nature of Relief or Variance Desired:

SEE ATTACHMENT # 1

Signature of Applicant *Mel Post* Date 6/7/24

Address 138 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>

Applicant: Jacy Miller and Mel Conti
138 Broad Avenue
Leonia, NJ
Block 1505; Lot 24

Attachment 1

Variance and Relief Requested

1. 290-8 (A) Building Height

Proposed building has 3 habitable stories. No principal building shall exceed a height of 2 stories and attic nor more than 35 feet.

2. 290-8 (F) 1 Building Coverage

Existing building coverage is 1410 SF (28.2%).

Proposed building coverage is 1510 SF (30%).

3. 290-8 (F) 1 Lot Coverage

Existing lot coverage: 2248 SF (45%)

Proposed lot coverage 2898 SF (58%)

Maximum lot coverage 2500 SF (50%)

4. Proposed sign is a 2-sided ground sign with lighting. Six (6) SF in size per side. Professional signs indicating the name, profession or activity of the occupant of a dwelling shall not exceed 2 square feet.

5. Applicant additionally requests any other variances and/or design waivers that may be deemed necessary for this application.

**BOROUGH OF LEONIA
PLANNING BOARD
TAX CERTIFICATION**

NAME JACY MILLER MEL CONTI

ADDRESS 138 BROAD AVENUE

TOWN LEONIA STATE NJ ZIP CODE 07605

BLOCK 1505 LOT 24 QUAL

CERTIFIED THIS 6th DAY OF June, 20 24

DATE TAXES WERE PAID 2/2 + 5/7, 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



BOROUGH OF LEONIA

Application Addendum

Campaign Disclosure Form

As required By Leonia Ordinance 02-04

Applicant Name: JACY MILLER & MEL CONTI

Applicant Address: 138 BROAD 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
NONE	—	—0—

I certify that the foregoing statements are true: X Mel Conti

Signature

X 4/25/24

Date