



BOROUGH OF LEONIA
Leonia Planning Board
MINUTES

April 24, 2024 **7:30 PM** **LEONIA SENIOR CENTER**

The Borough of Leonia Planning Board held its regular meeting on APRIL 24, 2024, at 7:30 p.m. located at 305 Beechwood Place, Leonia, NJ.

MEMBERS PRESENT: Chairman Michael DeGidio, Mayor Bill Ziegler, Councilman Christoph Hesterbrink, Vice Chair Gold, Patrick Botten, William Russell, Sean Thompson, Haeseok Ko

MEMBER(S) ABSENT: Timothy Ford, Ron Wolf, Damee Choi

ALSO PRESENT: Attorney – Dan Steinhagen, Zoning Officer – Adam Myszka

The meeting was called to order at 7:30 PM.

FLAG SALUTE

ROLL CALL

APPROVAL OF MINUTES

Motion to approve the minutes of the March 27, 2024, meeting made by: Councilman Hesterbrink and Seconded by Chair DeGidio:

On roll call, the vote was recorded as follows

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

RESOLUTIONS

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.

Chair DeGidio asked Mr. Steinhagen to give an update on the last changes to the resolution.

Mr. Steinhagen stated the changes to the resolution were made to add conditions to meet current ordinances.

Motion to approve the Resolution for PB 24-02, MSN Services LLC, 180 Fort Lee Road, made by: Mr. Russell and Seconded by Chair DeGidio:

On roll call, the vote was recorded as follows

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

Mr. Ko: - Ms. Choi: -

NEW/CONTINUING APPLICATIONS

PB24-04 – Peter Costanzo, 163 Christie Street, Block: 1214 / Lot: 35 – Variances related to a variation in an as-built plan and the original approved plan.

Carmine Alampi, Law Office of Carmine R. Alampi, LLC, 1 University Plaza, Hackensack, New Jersey, presented the application.

Chair DeGidio asked that Mr. Myszka speak first giving some testimony on the application.

Mr. Myszka, Borough of Leonia Zoning Officer, was sworn in by Mr. Steinhagen.

Mr. Steinhagen marked the letter from Mr. Myszka and the photographs as Exhibit B1. He confirmed that Mr. Myszka took the pictures personally on the date in the letter.

Mr. Steinhagen confirmed that the letter and photos were sent to Mr. Alampi's office.

Mr. Myszka read his letter and gave testimony on the application and all the differences on the property compared to the as built and the original permits.

The board discussed with Mr. Alampi the changes and the documents submitted by Mr. Myszka.

Mr. Alampi stated that a lot of this was new to him, and he would have to discuss with his client the information learned here.

Chair DeGidio stated that the applicant needs to testify to all the changes in the design of the property.

Peter Costanzo, 163 Christie Street, the property owner, was sworn in by Mr. Steinhagen.

Mr. Costanzo provided testimony on the history of the project and the home improvements.

Mr. Alampi asked a question about the comparison map submitted by Mr. Myszka.

Chair DeGidio asked Mr. Costanzo about the garage receiving prior permits and it not being consistent with the more recent survey.

Mr. Costanzo stated that the more recent survey was incorrect.

The board discussed the timeline of the surveys and the construction.

Mr. Alampi summed up the application and the issues presented, proposing some reasons for the issues. Mr. Myszka mentioned the issue with the driveway not reaching the garage. Mr. Steinhagen suggested that an updated survey might be helpful.

Vice Chair Gold asked a question about the outdoor kitchen, and confirmed it is not an enclosed structure.

The board questioned if there is a boat on the property.

Mr. Costanzo confirmed that he has a boat in his backyard, and Mr. Steinhagen explained that a boat can be kept on the property if it is shielded from view.

Mr. Alampi requested to carry the hearing to the next meeting.

Mr. Steinhagen stated that the meeting would be carried without further notice to the May meeting.

DISCUSSION ON BOARD MATTERS – NEW/OLD BUSINESS

Chair DeGidio stated that the Borough Clerk is asking that the board members complete their financial disclosure statements.

Mr. Botten asked Mr. Myszka and Mayor Ziegler a question about impervious pavers. Mr. Myszka answered the question.

Mayor Ziegler stated that this would be the last meeting in this location, and talked briefly about Leonora Day, encouraging everyone to turn up. He also stated that May 9th there would be a town hall meeting on redevelopment.

COUNCIL LIAISON REPORT

PLANNING BOARD ATTORNEY REPORT

PUBLIC COMMENT PERIOD – CORRESPONDENCE

Lydia Maurice, 392 Grand Avenue, asked a question about some houses for sale by Kulite, and the board confirmed that there are no pending applications before the board with these houses. Mayor Ziegler stated that she should ask the same question of the Mayor and Council.

CLOSED SESSION

ADJOURNMENT

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

All in Favor – Motion Passed

The meeting was adjourned at 8:37 PM.

Respectfully Submitted,

Michael Greco
Planning Board Secretary