



**BOROUGH OF LEONIA**  
**Leonía Planning Board**  
**MINUTES**

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**September 25, 2024** **7:30 PM** **LEONIA NEW MUNICIPAL CENTER**

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The Borough of Leonia Planning Board held its regular meeting on SEPTEMBER 25, 2024, at 7:30 p.m. located at 229 Fort Lee Road, Leonia, NJ.

Meeting was called to order at 7:30 PM.

**FLAG SALUTE**

**ROLL CALL**

**MEMBERS PRESENT:** Chairman Michael DeGidio, Vice Chair Ira Gold, Mayor Bill Ziegler, Councilman Christoph Hesterbrink, Patrick Botten, Timothy Ford, Sean Thompson, Haeseok Ko, Damee Choi

**MEMBER(S) ABSENT:** William Russell, Ron Wolf

**ALSO PRESENT:** Attorney – Dan Steinhagen

**APPROVAL OF MINUTES**

Motion to approve the minutes of the July 24, 2024 regular meeting made by: Mr. Botten and Seconded by Mr. Ford:

On roll call, the vote was recorded as follows

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

*Motion Passes.*

**RESOLUTIONS**

Motion to approve the resolution for application **PB24-07 – Ike Kitman, 147 Crescent Ave**, made by: Mayor Ziegler and Seconded by Mr. Botten:

On roll call, the vote was recorded as follows

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

*Motion Passes.*

Motion to approve the resolution for application **PB24-10 – Rupal Mistry, 149 Prospect St**, made by: Mr. Botten and Seconded by Councilman Hesterbrink:

On roll call, the vote was recorded as follows

Mayor Ziegler:	Yes	Chair DeGidio:	Yes	Councilman Hesterbrink:	Yes
Vice Chair Gold:	Yes	Mr. Russell:	Absent	Mr. Ford:	Yes

Mr. Botten:            Yes            Mr. Thompson:    Yes            Mr. Wolf:                            Absent  
 Mr. Ko:                       -                       Ms. Choi:                       -

*Motion Passes.*

**NEW/CONTINUING APPLICATIONS**

**PB24-11 – Ed Danter, 190 Sylvan Ave, Block: 1504 / Lot: 20 – Variances related to a home addition.**

Carmine Alampi, Alampi Law, attorney for the applicant presented the application to the board.

Mr. Alampi spoke on a neighbor’s objection to the application and the decision that they came to with the neighbor’s attorney. He requested to have this application be a section 68 application to recognize a continuation of a non-conforming structure. Mr. Alampi explained that the plan has changed to eliminate the variance the neighbor had objection to.

Chair DeGidio pointed out that the original application was for two variances, side yard setback and building coverage and asked if they would both be eliminated with the change.

Mr. Steinhagen stated that he spoke with the neighbor’s attorney and explained that the notice was acceptable as is. Mr. Steinhagen also stated that the applicant still needs a coverage variance and suggests that the application should not be changed to a section 68, as this would make the original notice invalid.

Chair DeGidio expressed concern over the submission of new plans without anyone given the chance to review the plans. Mr. Steinhagen stated that the applicant can amend the plan, but the board probably should not take action on this tonight. Chair DeGidio stated that the applicant should proceed, and the board will hear the testimony.

Peter Pulice was sworn in by Mr. Steinhagen and had his credentials confirmed by the board. Mr. Pulice confirmed he is testifying as an architect and a planner.

Mr. Pulice presented the new plans to the board.

Mr. Pulice offered into evidence A1: Modified Floor Plan & A2: Photographs.

Councilman Hesterbrink asked if the reduction of the patio would reduce the impervious coverage.

Chair DeGidio asked why the bedroom cannot be conforming. Mr. Pulice responded that the bedroom requires accessibility built in, wheelchair mobility and access requires a turn radius and a hospital bed.

Chair DeGidio and Mr. Steinhagen asked about the sunroom and if it was constructed on a different date and about the foundation.

Mayor Ziegler asked if the patio is to be replaced or if they will use the existing patio. Mr. Pulice answered that the patio might be removed in the future, but it would be hard to maintain as a green area.

Mr. Thompson asked about the elevations and the entrances requiring steps.

Mr. Pulice stated that the sunroom was most likely a part of the original home, due to the brick and joints being consistent to the main structure.

The board discussed with Mr. Pulice the foundation and its consistency with the building’s foundation.

Mr. Ko asked if the neighboring building is conforming with the side yard setbacks. Mr. Pulice stated that he did not do research, but he believes it is.

Chair DeGidio confirmed that no members of the public present wished to ask questions.

Abby Kanter, 190 Sylvan Ave, was sworn in by Mr. Steinhagen.

Ms. Kanter gave testimony on the problems she faces with the current house layout.

Chair DeGidio confirmed that no members of the public present wished to ask questions.

Ed Danter, 190 Sylvan Ave, was sworn in by Mr. Steinhagen.

Mr. Danter gave testimony on his history and trouble with the current house layout.

Chair DeGidio confirmed that no members of the public present wished to ask questions.

Chair DeGidio confirmed that Mr. Pulice had the chance to review the comments from the Board Engineer and that he would be willing to comply with these comments.

Chair DeGidio explained to the board the options in front of them.

Mr. Thompson asked if the board would be interested in approving the original plan. Mr. Steinhagen explained that the applicant spoke with the neighbor and made a deal and the neighbor did not show at the board based on this deal.

Motion to Authorize the attorney to prepare a resolution of approval for the application with the applicant to reappear at the October meeting, made by Mr. Botten and Seconded by Mr. Thompson.

On roll call, the vote was recorded as follows

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

*Motion Passes.*

**DISCUSSION ON BOARD MATTERS – NEW/OLD BUSINESS**

**COUNCIL LIAISON REPORT**

Councilman Hesterbrink reported that the council discussed the storm water ordinance and the salt storage ordinance, that will be introduced at the next council meeting.

**PLANNING BOARD ATTORNEY REPORT**

**ZONING OFFICER REPORT**

Adam Myszka asked the board for their interpretation on whether a veterinary clinic is a medical use.

The board discussed with the attorney on what differentiates a doctor’s office and whether a veterinary clinic should be allowed in the zone in question.

Mayor Ziegler stated that he is in favor of allowing veterinary clinics.

The board decided that a veterinary clinic is not a medical use.

**PUBLIC COMMENT PERIOD – CORRESPONDENCE**

**CLOSED SESSION**

**ADJOURNMENT**

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

All in Favor – Motion Passed

The meeting was adjourned at 8:53 PM.

Respectfully Submitted,

Michael Greco  
Planning Board Secretary